



MEMORANDUM
Clallam County Department
Of Community Development

Date: June 12, 2018
To: Carlsborg Community Advisory Council
From: Kevin LoPiccolo, Principal Planner
Re: June 19, 2018 Meeting

Enclosed in your packet are the following general items:

1. Agenda for the regular meeting of June 19, 2018
2. Boards and Committees Policy and Procedures 952
3. Resolution 62, 2008 & Resolution 51, 2014
4. Carlsborg Urban Growth Area Zoning Map
5. Draft Landscape Ordinance
6. Existing Landscape Ordinance
7. Tree brochure

The Department of Community Development and Carlsborg Community Advisory Council have not met since July 26, 2016. Since our last meeting, the Board of County Commissioners approved the following ordinances relating to the Carlsborg Urban Growth Area at their November 29, 2016 Public Hearing:

1. Ordinance amending Clallam County Code 33.20, Carlsborg Urban Growth Area, to modify zoning designations.
2. Ordinance amending Clallam County Code 31.03, Sequim-Dungeness Regional Plan, updating land use designations and policies for the Carlsborg Urban Growth Area.
3. Ordinance amending Clallam County Code 33.03.
4. Ordinance amending Clallam County Code Chapter 33.05, Scope of Land Use Zones and Boundary Definitions, to incorporate new zoning in the Carlsborg area.

The changes to Carlsborg UGA comprehensive plan and zoning provisions to support the requested map amendments as well as other amendments related to Carlsborg UGA goals, policies and regulations that include, but were not limited to:

- Establish a minimum residential density for new development and land divisions within the Urban Growth Area residential zones to a minimum 4 dwelling units per acre, to ensure future development is planned at urban densities.
- Remove industrial and commercial maximum building size standards.
- Reduce setback requirements in the commercial and industrial zones.
- Update CUGA zoning use tables (allowed, conditional, prohibited uses) and add zoning definitions for undefined uses.

- Change existing Carlsborg Residential (CR) zoning throughout the UGA that allow for 2 dwelling units (du) per acre into one of three new proposed CR zones—CR-I (4 to 6 du/ac.), CR-II (4 to 8 du/ac.), and the CR-III 4 to 10 du/ac.).
- Consolidate the Carlsborg Village Residential (CV) zone along Carlsborg Road to the adjacent Carlsborg Village Center (CN) zone. The change would eliminate the CV zone and result in consolidating village commercial land use and zoning designations.
- Change approximately 12 acres at the southwest intersection of US 101 and Taylor-Cutoff Road from Carlsborg Residential (CR) to Carlsborg Commercial (CC).
- Change two, small isolated areas on south-side of US 101 associated with the Parkwood Residential Community from Carlsborg General Commercial (CGC) to the new proposed Carlsborg Residential-II zone.
- Change approximately 4.3 acres to Public on the west side of Fire District #3.

Carlsborg Sewer Connection Update

Meggan Uecker (Road Department) will provide an update on the number of sewer connections established in the Carlsborg Urban Growth Area.

Proposed Draft Landscape Ordinance

At the January 17, 2018 Planning Commission work session, staff introduced and provided an overview of the existing county's landscape ordinance. Staff addressed the need to promote an ordinance that allowed for a more functional landscape design as it related to streetscapes and the desire to strengthen commercial and industrial landscape requirements when abutting residential zoning districts. Staff followed up the landscape requirement discussion at the February 7 and March 7 Planning Commission work sessions to review a draft landscape ordinance that is a repeal and replacement of the existing ordinance. At the March 7, 2018 meeting, the Planning Commission supported the proposed changes to the draft ordinance and agreed to schedule a public hearing. The Planning Commission at their April 4, 2018 public hearing approved the proposed draft landscape ordinance by a vote of 6-0.

At their April 23 Work Session, the Board of County Commissioners was briefed on the proposed draft landscape ordinance and agreed to hold a public hearing on this matter on May 15, 2018. At the public hearing, the Board had some concerns with the proposed ordinance and requested that Staff allow more opportunity for discussion with the Permits Advisory Board and Carlsborg Community Advisory Council before they would take further action.

Staff has included the following for the CCAC review:

- Draft Landscape Ordinance
- Current Landscape Ordinance

Staff has also included a brochure on specific tree types for discussion. The brochure provides tree information, and the types of trees that are compatible with utilities, sidewalks and streets.

Staff is requesting input on the proposed landscape ordinance.

AGENDA

Carlsborg Community Advisory Council (CCAC)

Meeting of June 19, 2018
Greywolf Elementary School Library
171 Carlsborg Rd, Carlsborg
6:00 p.m.

- A. Call to Order**
- B. Roll Call**
- C. Announcements**
- D. Public Comment Period**
- E. Elections of Officers:** Chair and Vice-Chair
 - 1. *Clallam County Administrative Policies and Procedures – Policy 952 Boards and Committees.*
- F. Countywide/Carlsborg Planning Topics:**
 - Carlsborg Sewer Connections Update – Meggan Uecker, Road Department
 - Chapter 33.53 Proposed Draft Landscape Ordinance Review and Discussion
 - Discussion on near and long term goals and objectives of the Carlsborg Community Advisory Council
- G. Public Comment Period**
- H. Next CCAC meeting:** TBD
- I. Adjournment**

Members: Troye Jarmuth; Don Butler; Johan Van Nimwegen; Todd Thomas. District 1 Clallam County Commissioner, Mark Ozias; Department of Community Development Director, Mary Ellen Winborn; Steve Gray, Deputy Director/Planning Manager; Kevin LoPiccolo, Principal Planner.

**BOARDS AND COMMITTEES
POLICY AND PROCEDURE 952**

BOARDS AND COMMITTEES
Policy and Procedure 952

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BOARDS AND COMMITTEES

.1 PURPOSE

Advisory Boards, Commissions, and Committees exist for the primary purpose of gathering information and presenting options and recommendations for legislative consideration to the Clallam County Board of Commissioners. Advisory Boards, Commissions, and Committees are created under the authority of county ordinances or by resolution of the Board of Commissioners. Regulatory Boards exist for the primary purpose of providing regulatory, permitting or enforcement of state laws and regulations at the local level. Appeals Boards exist for the primary purpose of providing an impartial, quasi-judicial body to hear appeals, where provided by law, of the County's exercise of its taxing and police power authorities.

Individual advisory boards and committees, regulatory boards, and appellate boards possess neither independent official responsibility nor independent authority beyond that bestowed by law, and serve only in such capacity as provided by ordinance or resolution of the Board of Commissioners or as expressly provided at law.

.2 AUTHORITY

This policy applies to all appointed advisory, regulatory, and appellate boards and committees, Clallam County offices/departments and to all County Officials and their employees.

.3 WHO APPOINTS

Members are appointed to various County boards and committees by resolution and by a majority of the Clallam County Board of Commissioners, or as expressly provided at law. Members chosen by the Board are appointed for a specific term of office.

.4 APPOINTMENT PROCEDURES FOR ADVISORY BOARDS AND COMMITTEES

Many advisory boards and committees contain a combination of members chosen by the Board of Commissioners and members recommended by other jurisdictions and/or organizations. Appointment members representing other agencies or jurisdictions will be confirmed by resolution of the Board. Candidates for some boards and committees may be screened for criminal background. For members chosen by the Board of Commissioners, the following appointment processes apply.

4.1 Methods of Appointment

Except where expressly provided for by state law or regulation, when a vacancy on a board or committee occurs, an interested party shall request an application from the Commissioners' Office. Applications are available as a PDF document on the County's internet site – www.clallam.net.

The Board of Commissioners has several options for appointing members to boards and committees or for replacing a member when a vacancy occurs. Any of these methods may be used at the discretion of the Board of Commissioners, as vacancies occur.

- Appointment by Interview – The Board of Commissioners may review the applications for a vacancy and request interviews with the applicants in order to confirm qualifications and suitability for a specific appointment.
- Appointment by Application Review – The Board of Commissioners may review the applications for a vacancy and make an appointment from the available applicants.
- Review and Recommendation by Others - The Board of Commissioners may request that a County Official or another board or committee review applications and/or interview candidates and make a recommendation to the Board for appointment.

4.2 Filling Mid-Term Vacancies

Should a mid-term vacancy occur on a board or committee for any reason, the Board of Commissioners may appoint a replacement member to complete the remainder of the term. If applications for the original appointment are less than one year old, the Board of Commissioners may appoint a replacement from the original pool of applicants.

4.3 Vacancies to Be Advertised

Except as above, when a vacancy on a board or committee occurs, the vacancy shall be published in the Official County Newspaper by means of a press release naming the type of vacancy, where to pick up an application, and the closing date for accepting applications. Applications may be accepted between application periods and held until the next vacancy occurs.

The notice should be made at least six weeks in advance of the end of the term and the application period should remain open for a minimum of two-weeks. When an incumbent's term expires, they will be notified and given the opportunity to indicate their desire to be re-appointed.

Commissioners, existing board and committee members, and others are encouraged to solicit citizens, who they believe would serve the County well, to apply for vacancies. If no applications are received by the expiration of the application period, or if applicants fail to receive majority support of the Board, the Commissioners may solicit individuals to serve and may appoint members without another open application period.

4.4 Incumbent Must Reapply

Incumbent members of boards and committees desiring to serve another term must so indicate by submitting a written request confirming their desire for reappointment. No reappointments will be made automatically.

4.5 Terms/Appointments to be Staggered by Dates

Unless otherwise specified by ordinance or resolution, the term of appointment for all boards and committees shall be approximately three years with terms limits set by initiating ordinance or resolution. When possible, terms will be set to expire at year-end. In order to preserve continuity, terms may be set for varying lengths so that vacancies occur in staggered years. Terms may be adjusted as necessary to maintain staggered expiration dates.

.5 APPOINTMENT PROCEDURES FOR REGULATORY AND APPELLATE BOARDS

Regulatory and appellate boards may contain a combination of members chosen by the Board of Commissioners and those recommended by public and private entities. Appointments to regulatory or appellate boards are generally prescribed under state law or regulation. Where appointment procedures are not set forth under state law or regulation, and when a vacancy on a board occurs, the processes and procedures for Advisory Boards and Committees in Section 4, above, shall be followed.

.6 REMOVAL OF MEMBERS

The Board of Commissioners may, by majority vote, remove any member of a County board, commission, or committee without cause. Members removed by the Board shall be notified. If the member represents another organization or government jurisdiction, that agency will also be notified of the member's removal.

.7 ASSIGNMENT OF STAFF SUPPORT FOR ESTABLISHED BOARDS AND COMMITTEES

Clallam County has a number of established boards and committees assigned to departments. When boards or committees deal primarily with issues of a single department, they are typically assigned to that department. These boards and committees are listed in Appendix A. County Officials are responsible to provide liaison, leadership, facilitation, and/or administrative support to the boards and committees assigned to them. In addition, departments will keep a current

roster of members, their contact information, and their terms, and will keep the Board of Commissioners advised of changes or vacancies.

.8 OPERATIONAL PROCEDURES AND COMMITTEE MEMBER RESPONSIBILITIES

The role of committee members, operation responsibilities and procedures, and policies regarding laws affecting committee activities and transactions are contained in Appendix B.

.9 PROCEDURE FOR ESTABLISHING A NEW ADVISORY BOARD OR COMMITTEE

New Advisory boards or committees may be established in two ways.

9.1 By Proposal of Citizens or County Departments

Proposals for establishing new boards or committees will be submitted to the Board of Commissioners for consideration. If approved, the originating department will work with the Commissioners' office to prepare a resolution or ordinance establishing the new board or committee and submit it to the Board of Commissioners for approval. Upon approval, the Commissioners' office will advertise for applicants for the new board or committee.

9.2 By Board of Commissioners' Action

The Board may propose the formation a new board or committee and assign it to a department for further development. Staff in the Commissioners' office will prepare a resolution establishing the new board or committee and advertise for applicants.

APPENDIX A

DEPARTMENT ASSIGNMENTS

The following Departments and Offices are responsible for assisting and maintaining the advisory, appellate, or regulatory boards and committees listed below:

(A) **PARKS, FAIR, AND FACILITIES DIVISION AND PUBLIC WORKS DIVISION**

Clallam Bay/Sekiu Sewer Community Advisory Board
Fair Advisory Board
Park and Recreation Advisory Board
Solid Waste Advisory Committee
Trails Advisory Committee

(B) **DEPARTMENT OF COMMUNITY DEVELOPMENT**

Building Code Board of Appeals [governed by Ch. 19.27 RCW]
Carlsborg Community Advisory Council
Marine Resources Committee
North Pacific Coast Marine Resources Committee
Permit Advisory Board
Planning Commission [governed by Ch. 36.70 RCW]

(C) **DEPARTMENT OF HEALTH AND HUMAN SERVICES**

Housing Authority [governed by Ch. 35.82 RCW]
Board of Health [governed by Ch. 70.95 RCW]
Chemical Dependency/Mental Health Program Fund Advisory Board
Public Health Advisory Committee
Developmental Disabilities Advisory Committee
Homelessness Task Force

(D) **SHERIFF'S DEPARTMENT**

Animal Issues Advisory Committee
Sheriff's Citizen's Advisory Committee

(E) **HUMAN RESOURCES**

Civil Service Commission [governed by Ch. 41.14 RCW]

(F) ASSESSOR'S OFFICE

Board of Equalization [governed by Ch. 84.48 RCW]

(G) BOARD OF COMMISSIONERS:

Agricultural Commission

Boundary Review Board [governed by Ch. 36.93 RCW]

Crescent Community Advisory Council

Heritage Advisory Board

Lodging Tax Advisory Committee

North Olympic Library System Board of Trustees

Noxious Weed Control Board [governed by Ch. 17.10 RCW]

Olympic Area Agency on Aging

Opportunity Fund Board

Port Crescent Pioneer Cemetery Board

Veterans Affairs Advisory Committee

APPENDIX B THE ROLE OF A BOARD MEMBER AND RESOURCES AVAILABLE

CITIZEN PARTICIPATION THROUGH BOARDS AND COMMITTEES

The citizens of Clallam County have enjoyed a long tradition of participation in County government. Through representation on boards and committees, Washington residents are offered an important avenue to help create effective and equitable laws and policies. Citizen involvement contributes to the success of government and to the overall quality of life.

Citizen participation works at all levels of County government and covers a broad range of issues, such as education, the environment, growth management, health care, social services, economic development, and transportation. Some committees appointed by the Board of Commissioners shape policy for County agencies and departments, others prepare regulations governing specific program areas, and some serve solely in an advisory capacity.

In selecting members, the Board of Commissioners strives to bring a balance of experience and education as well as geographic, gender, and ethnic diversity. This helps ensure that decisions reached and services rendered more adequately reflect the wants and needs of all populations being served.

Clallam County's system of boards and committees is fundamental to encouraging the use of citizen talent and interest in affairs of the county, keeping government innovative and responsive, and improving the overall performance of county government.

TYPES OF BOARDS AND COMMITTEES

Boards and committees are created by state laws and rules, the Clallam County Charter, ordinance, or by resolution of the Board of Commissioners.

Each committee or board is unique in its purpose, mission, authority, and role. It is especially important that members be familiar with the governing statutes or other authorizing documents so they understand the legal framework within which the committee or board will operate. Copies of governing statutes or authority may be obtained from the staff assigned to your committee or board. There are three main classes of local boards and committees:

Advisory Boards and Committees

The Board of Commissioners or County Officials may create these. The members serve as advisors on policy and/or operational matters to a department or to the Board of Commissioners. Advisory boards may study existing policy and/or operational procedures and make recommendations for changes or implementation. Advisory boards do not have authority to enforce policy or create rules, but their analysis and recommendations can play

an important role in furthering the effective operation of County government. If specifically authorized by the creating document, advisory committees may also be responsible for internal rule making in the area of their function. An example is the Fair Board which make rules regarding fair operation and hears and decides appeals of vendors with grievances.

Regulatory Boards

These are statutory entities, whose boards are appointed by the Board of Commissioners, and perform rule-making and regulatory functions. In fulfilling these functions, the board may also operate as a permitting or enforcement agency. Examples of regulatory boards include the Board of Health and the Noxious Weed Control Board.

Appellate Boards

These are also statutory entities, whose boards are appointed by the Board of Commissioners, and perform appellate or review actions involving County decisions under its taxing, public employment, and the police power authority. As an appeals body, these boards hear individual cases or controversies, and rule upon them. Such rulings may be subject to further local appeal to the Board of Commissioner and appeal to the state courts. Examples of appellate boards include the Building Code Board of Appeals, the Civil Service Commission, and the Board of Equalization.

THE ADVISORY ROLE

Members of advisory boards and committees provide an important link between the public and County departments, the County Administrator, and the Board of Commissioners. The information that members provide about community needs and opinions can have a profound effect on County policies and lead to improved service. Advisory committee members play a very special role in creating recommendations on important societal and governmental issues.

If you are appointed as a member of an advisory committee, you will be expected to:

- Interpret community opinions, attitudes, and needs to departments, the County Administrator, and the Board of Commissioners.
- Study programs and services, and analyze problems and needs. Offer new proposals and recommend changes in programs, policies, and standards.
- Provide the public with information and interpretation of department and County policies, programs, and budgets.
- Advisory committees' support and counsel department and commissioner staff. They make important recommendations about policy. Most advisory committees, however, do

not create or administer policy, programs, or services, unless this power is granted to them by their authorizing document.

- When presenting recommendations to any department, the County Administrator, or the Board of Commissioners, it is essential that committee members keep the following in mind:
 - All recommendations should be in written form.
 - All ideas should be expressed in clear and concise language.
 - Proposed solutions should be viable and cost-effective.
 - Recommendations should identify the reasons for the changes suggested.
 - The advice should reflect a consensus or a majority of the committee members.

ABOUT POLICY-MAKING

As a committee member, it is your responsibility to be knowledgeable about committee policies and changes. It is important that you understand the fundamental meaning and characteristics of policy.

Policy is a written statement intended to be a guiding principle defining an organization's intent and direction. Policy should be set forth in broad terms so that it may remain applicable and usable for a long time. It should not be so detailed that it dictates how, when, or where things must be done. Policy may be amended, rewritten, or abolished. Policy should be reviewed periodically to ensure that it remains appropriate. Policy should be stated clearly, timely and concisely.

Committee interpretative policy statements should be made available to the public in compliance with the Administrative Procedure Act, RCW 34.05.230, Clallam County administrative policies, or the statutes authorizing your committee or board. Policy-making and legal interpretations of regulations are most applicable to regulatory and appellate bodies.
Rule Making

Advisory committees may engage in rule making *only* if the Board of Commissioners has specifically delegated that authority in the committee's enabling document. Regulatory and appellate bodies may have authority to engage in rule making under the statutes authorizing the committee or board. Local rules are generally created to provide interpretative support for a County ordinance or to implement state regulations at the County level. A committee or board may not pass rules that go beyond the scope of its authority.

A rule is any agency order, directive, or regulation of general applicability. It may set forth standards and expectations in general terms or may deal specifically with day-to-day objectives. A rule, rather than a policy, is adopted when the subject matter affects the public or another agency of government, or when an ordinance directs that a rule be adopted.

Once adopted, a rule has the force of law, and all people or entities to which the rule applies must adhere to it. Failure to adhere to the rule may subject a person to a penalty or administrative sanction.

LEGAL GUIDELINES

In developing rules, the board or committee should keep the following guidelines in mind:

- The board or committee must have authority by statute or ordinance to adopt the rules and may adopt only those rules supported by that authority.
- The board or committee may not adopt a rule that conflicts with law or the constitution.
- Legal counsel from the Prosecuting Attorney's Office (or legal counsel as provided by state law) should approve all proposed rules.
- The committee must give notice to the public regarding the intent to adopt the proposed rule and adopt rules at a public meeting.
- Rules must reflect a consensus or a majority of members of the committee.
- The committee may be required to take into account the economic impact of the proposed rule on consumers, businesses, industries, occupations, and others who may be affected.

BEING AN EFFECTIVE COMMITTEE MEMBER

Clallam County's boards and committees vary in size and complexity. Because committee members are in a critical position to shape and influence County decisions and actions, it is important that each member keeps informed and up-to-date on issues, legislative activity, resolutions, and laws affecting their committee.

ATTENDANCE

A board or committee member may forfeit their position due to poor attendance. Regular attendance is essential so that decisions may more truly represent the opinions of the committee as a whole. In addition, regular attendance enables board and committee members to keep abreast of committee concerns and helps ensure that issues are examined from a variety of perspectives. The bylaws of your committee should define attendance requirements.

PREPARATION

Adequate preparation is another requisite for effective membership on the committee. Your committee's staff members will provide reports, proposals, and other information to help you make informed decisions. Do not hesitate to request any additional information you need in order to make thoughtful and appropriate decisions.

EFFECTIVE COMMITTEE MEMBERS:

- Attend all committee meetings.
- Are well prepared for meetings.
- Recognize that serving the public interest is the top priority.
- Recognize that the committee must operate in an open and public manner.
- Are knowledgeable about the legislative process and issues affecting the committee.
- Are respectful of differing opinions.
- Examine all available evidence before making a judgment.
- Communicate well, and actively participate in group discussions.
- Are aware that authority to act is granted to the committee as a whole, not to individual members.
- Possess a willingness to work with the group in making decisions.
- Recognize that compromise may be necessary in order to reach group consensus.
- Do not let personal feelings toward other committee members or staff interfere with their judgment.

BOARD AND COMMITTEE STAFF MEMBERS

Some committees have dedicated employees to perform administrative tasks. There are, however, a number of County committees that work within a department or have access for advice from the department. If a committee works within a specific department, certain central support services are available to the committee, consistent with staffing capacity.

STAFF FUNCTIONS

The primary function of County staff assigned to a board or committee is to provide administrative support. In addition, staff members may notify board or committee members of pertinent issues and legislative activity by the Board of Commissioners, the state, or the federal government. They may assist in arranging meetings, preparing meeting materials, compiling background information, and conducting research. Department staff members serve as an important link and coordinator with other committees and departments, the Prosecuting Attorney, the Board of Commissioners, and the public.

County staff members are a valuable resource for committee members. Staff support can enhance the productivity and effectiveness of a committee. Committee members should not hesitate to ask for help in carrying out their responsibilities in accordance with guidance set forth in bylaws and policy.

OFFICE OF THE PROSECUTING ATTORNEY

The Prosecuting Attorney is the chief legal officer for the County, elected for a term of four years. The Prosecuting Attorney is statutorily responsible for providing a broad range of legal services to County officials and others. Depending upon the statutes authorizing your committee or board, the Prosecuting Attorney may provide you with legal advice.

LEGAL COUNSEL

The Prosecuting Attorney serves as legal counsel to the Board of Commissioners, County Officials, staff, and advisory boards and committees. Depending upon the statutes authorizing your committee or board, the Prosecuting Attorney may serve as legal counsel to your committee or board. The Prosecuting Attorney advises and represents County departments and their employees as they fulfill their official duties, issues legal opinions, and defends County Officials and employees for actions performed in their official capacities and in good faith.

WHEN TO INVOLVE THE PROSECUTING ATTORNEY

The Prosecuting Attorney can provide valuable information and advice regarding statutes, ordinances, and legal issues. A committee or board that follows the advice of the Prosecuting Attorney reduces the risk of liability and is far less likely to find itself involved in legal problems. Committee members may request the following kinds of information from the Prosecuting Attorney:

- Assurance that committee decisions and actions generally fall within statutory authority.
- Questions about conflict of interest.
- Review of proposed regulations and revisions, and the drafting of such documents in legally correct language.

- General legal advice about committee actions and activities, and rule making and interpretations.

COMMITTEE BUDGETS

Committee members should be aware that, for most boards and committees, the cost of doing committee business is funded through the County department providing administrative support. County budgets are limited and expenditures must be coordinated with the County staff assigned to the board or committee.

Laws Affecting Board and Committee Activities

RESTRICTIONS AND REQUIREMENTS

As a Board of Commissioners' appointee, you should be aware of certain restrictions and requirements that may affect you during your tenure as a committee member.

- Committee members must be familiar with and operate within the governing statutes and bylaws; and County, state and federal laws at all times.
- To ensure accountability, all applicable policies and procedures adopted by the committee should be in written form.
- No committee member may make unilateral decisions or take action without the consent of the committee as a whole.
- At professional gatherings, individual committee members must use discretion to avoid the appearance of speaking for the committee, unless specifically authorized to do so.
- Committee members must keep in mind that their mission is to serve the public, and that it is inappropriate to use committee membership to create a personal platform.
- Members are restricted by RCW 42.52.130, 140, 150, and 42.18.230 from accepting or soliciting anything of economic value as a gift, gratuity, or favor if it is given only because the member holds a responsible position with the County.
- Questions about committee issues should be directed to the chair of the board or committee or the County staff who support it. They will see that all board or committee members receive full information by the next regular meeting.
- Details of committee investigations, personnel files, or business discussed at closed executive sessions should not be disclosed unless they are part of the public record.

OPEN PUBLIC MEETINGS ACT

NOTIFICATION OF MEETINGS

The Open Public Meetings Act requires that all meetings of the governing body of a public agency, as well as other meetings regarding policies affecting the public, be open to the public. In addition, the public must be notified of such meetings in a timely manner.

CONFIDENTIAL TRANSACTIONS

Exceptions to the Open Public Meetings Act include confidential subjects such as personnel matters and real estate transactions, which may be dealt with in "executive sessions." For most boards and committees, executive sessions should be rare.

PUBLIC DISCLOSURE

The minutes of all regular meetings must be recorded and made available for public inspection. The Open Public Meetings Act applies to most all boards and committees of the county. Regardless of whether the Act applies; all committees should be in compliance with open meeting requirements.

ACCESSIBILITY REQUIREMENTS

To afford members of the public who have disabilities an equal opportunity to participate, meetings subject to the Open Public Meetings Act shall be held in facilities that are wheelchair accessible.

REASONABLE ACCOMMODATION OF PERSONS WITH DISABILITIES

In addition to the Open Public Meetings Act, the Americans with Disabilities Act (ADA) sets criteria for accessibility and accommodation. Under the ADA, people who have disabilities have a right to an equal opportunity for effective participation in the activities of boards and committees, whether as appointed members or as members of the public. In the Courthouse, the Commissioners' Meeting Room, the Health and Human Services Conference Room, the Emergency Operations Center, and the courtrooms are among the wheelchair accessible locations.

ACCESSIBLE LOCATIONS AND COMMUNICATIONS

Meetings and other board or committee-sponsored activities should be held in wheelchair accessible locations. Auxiliary aids for effective communications should be provided upon request and are available in the Commissioners' Meeting Room.

Whenever possible, meetings, particularly those held after regular business hours, should be held in the Commissioners' Meeting Room in the Courthouse. The Commissioners' Meeting Room has direct after hours accessibility to the room without opening the entire Courthouse. The room has ADA-accessible restrooms. It is also equipped with a public address system, recording equipment, and equipment to assist the hearing impaired. The room is scheduled by Commissioner staff at 360.417.2233 and must be pre-scheduled for use. The commissioner's staff can also answer questions regarding equipment use and assist if necessary.

MINUTES AND EVIDENCE

RCW 42.32.030 requires that minutes be taken at all regular and special business meetings, except executive sessions, of County boards, commissions, agencies, or authorities, which shall then be open to public inspection. Appellate boards must also provide for the recording appeal hearings, and for the indexing and preservation of exhibits and evidence offered at hearing.

ADMINISTRATIVE POLICIES

The county has adopted administrative policies, which may apply to boards and committees. Committee members should be familiar with the administrative policies of the County.

ETHICS AND THE APPEARANCE OF FAIRNESS

As a committee member, you are expected to uphold a high standard of ethics. It is *extremely* important that committee members avoid conflicts of interest, or even the *appearance* of conflicts of interest.

Clallam County Code Chapter 3.01 addresses ethics and provides that no county employee may use their position for personal services rendered during their term of county employment.

The code also prohibits committee members from engaging in actions that result in personal gain or benefit close relatives. The code allows dismissal as well as civil and criminal penalties when provisions of the code are violated. Members of regulatory and appellate boards are also subject to state laws regarding the conduct of public officials, and, more particularly, boards which render land use decisions are subject to the Appearance of Fairness Doctrine under Ch. 42.36 RCW.

All committee members should familiarize themselves with the Clallam County Code, Ethics, Chapter 3.01, and Title 42 RCW (Public officers and agencies). The Prosecuting Attorney can offer additional information or guidance.

Using a public position for private gain is improper and illegal. Similarly, actions benefiting close relatives are prohibited. The following are examples of conflicts of interest:

- Directing County contracts to a business in which one has a financial interest.
- Using confidential information for private investments.
- Accepting gifts or favors in exchange for certain regulatory rulings.
- Accepting gifts or favors in exchange for making certain purchases.
- Accepting favors for disclosure of confidential information.
- Engaging in outside employment, which assists non-governmental entities in their quests for county business.

Committee members can avoid conflict of interest problems by being aware of restrictions, adhering to such restrictions, using good judgment, and being fair and equitable in decision-making.

Board and Committee Transactions

BYLAWS

Every Advisory board and committee should have a set of bylaws to direct and clarify its actions, procedures, and organization. Bylaws are the guidelines by which a committee functions. Each board or committee may either develop its own set of bylaws or choose to adopt the meeting guidelines outlined below as their bylaws. [By contrast, every regulatory and appellate board should have a set of published policies and procedures, developed by that board or incorporated from state laws or regulations, which set forth its functions, processes, and actions.]

For advisory committees and boards, and according to *Robert's Rules of Order*, bylaws define the primary characteristics of an organization, prescribe how it should function, and include rules that are so important that they may not be changed without prior notice to members and formal vote and agreement by a majority of members. Ordinarily, bylaws may only be changed by a two-thirds majority.

If an advisory committee or board chooses to adopt its own meetings bylaws, they will generally include a number of articles, such as the following:

- Name of committee
- Mission statement
- Membership
- Officers
- Meetings
- Committees, subcommittees
- Parliamentary procedure - often including the name of the manual of parliamentary procedure the committee will follow.
- Amendment procedures for making changes in the bylaws.

Bylaws should include expectations as well as guidelines for members. Issues such as attendance, responsibilities, and discipline should be addressed in the bylaws. Committee members are expected to adhere to bylaws and all relevant statutes.

ADVISORY COMMITTEE AND BOARD MEETING GUIDELINES

QUORUM REQUIRED

If a quorum consisting of at least 50 percent of the committee's members is not present, any business transaction is null and void. The quorum protects against unrepresentative actions by a small number of individuals. In some cases, the governing law or document will establish what the quorum will be.

At meetings where a quorum is not present, the only actions that may be legally taken are to fix a time for adjournment, adjourn, recess, or take measures to obtain a quorum (such as contacting absent members).

OFFICERS AND MINUTES

At the first meeting of each calendar year, the committee shall elect a chair who shall preside at meetings. The committee may choose to either elect a vice-chair or the elected chair may appoint a vice-chair. The vice-chair shall preside in the absence of the chair and shall be responsible for, or cause the recording and distributing the minutes. Minutes of all meetings shall be forwarded to the assigned County department and/or the Board of Commissioners.

MEETINGS AND ORDER OF BUSINESS

For committees that meet on a regular basis, the chair shall set regular meeting dates as far ahead as practical. For committees that meet as needed or on an ad hoc basis, the chair shall notify all committee members of any meeting called to conduct business.

After the presiding officer has called the meeting to order, the committee will generally follow the order of business specified below:

- Reading and approving of minutes of previous meeting(s).
- Reports of officers and standing (permanent) committees.
- Reports of special (select or ad hoc) committees.
- Special orders (matters previously assigned a special priority).
- Unfinished business and general orders (matters introduced in previous meetings).
- New business (matters initiated in present meeting).

Roberts Rules of Order (simplified) will generally be followed for conducting business.

THE CHAIR AND VOTING

The chair may vote just as any other member. A chair has only one vote; the chair may not vote as a member of the committee and also a presiding officer. Voting by secret ballot is prohibited by the open meetings law.

Voting will generally be by a show of hands. Votes will be recorded by number of yeas and nay votes. Any member may, prior to the vote being conducted on any issue, request the recording of a roll call vote. Such vote shall be recorded in the minutes.

SUBCOMMITTEES

Sub-committees may be appointed by the chair. Reports, findings, and recommendations of sub-committees will be returned to and approved by the full committee prior to adoption as an official report or action of the committee.

PUBLIC DISCLOSURE

All County boards and committees, whether advisory, regulatory, or appellate in nature, are required to have available for public inspection and copying, public records such as procedural rules and statements of general policy, and other records, written or electronic, pertaining to the business of the committee. Exemptions to disclosure are very limited and are specifically identified in statute.

For additional information regarding disclosure requirements and exemptions from disclosure, refer to RCW 42.56 and consult with the Prosecuting Attorney.

INFLUENCING BALLOT MEASURES

RCW 42.17.130 strictly forbids the use of public facilities for the purpose of assisting a campaign for election of any person to any office or for the promotion or opposition to any ballot proposition unless they are activities which are a part of the normal and regular conduct of the office or agency.

TESTIFYING AT HEARINGS

Committee members often have an opportunity to testify at Board of Commissioners', or community committee hearings. When providing testimony on behalf of the board or committee, members should refrain from expressing personal opinions. It is helpful if the Clerk of the Board of Commissioners receives copies of written testimony prior to the hearing.

EFFECTIVE TESTIMONY

To provide effective testimony, members should keep the following guidelines in mind:

- All testimony should be brief, concise, and honest.
- Avoid reading lengthy written testimony; instead, orally highlight important points in the written report.
- If others are offering similar testimony, try to coordinate information to avoid repetition.
- Avoid being too technical.
- Be prepared to answer questions and comments by committee members. If you are unable to answer a question, offer to provide a written response later and always follow through.

- If you absolutely must give a personal opinion, make sure that the Board of Commissioners understands that you are not speaking for the committee, but for yourself.

THE NEWS MEDIA

The news media has the important function of informing the public about County government operations. In doing so, it provides a valuable communications link with the community. It is important to maintain a cooperative and open relationship with the media without violating privacy and other citizen rights. The following are suggested guidelines for working with the media:

- Designate a spokesperson that will speak for the committee as a whole.
- Be as open as possible and keep your focus on the business of the committee. Personal opinions, especially those regarding other people, are inappropriate. The news media is not the place to air dissatisfactions or carry on conflicts among committee members or County employees.
- If you do not know the answer to a question or are unsure about an issue, refer the matter to a knowledgeable person on your board or committee, to a County employee, or to the County Administrator's Office.
- A "wise" committee anticipates when an event in the community will stir the interest of the media. It provides materials that are responsive and informative, but do not violate individual privacy or undermine the dignity and authority of the committee or County staff.
- Keep in mind that the comments you make in public may also have to be made in a court of law. Do not risk your personal integrity or that of another by thoughtless or unwarranted remarks.

**RESOLUTION 62, 2008 &
RESOLUTION 51, 2014**



RESOLUTION 602, 2008

RE-ESTABLISHING THE CARLSBORG COMMUNITY ADVISORY COUNCIL

THE BOARD OF CLALLAM COUNTY COMMISSIONERS finds as follows:

1. The Carlsborg Community Advisory Council was established by Resolution 08, 2001 and was authorized for a period of four years.
2. There exists a need for the Carlsborg community to monitor the progress of policy implementation and provide an avenue for dialogue between the community and the County regarding its progress and areas of concern.
3. A community advisory council, representing the diversified interests of the Carlsborg community, is an asset in gathering and analyzing information, making recommendations, and advancing the orderly growth and development of the Carlsborg Urban Growth Area into the future.

NOW, THEREFORE, BE IT RESOLVED by the Board of Clallam County Commissioners, in consideration of the above findings of fact:

1. The Carlsborg Community Advisory Council is re-established to act as a liaison between the citizens of the Carlsborg Urban Growth Area and the Board of Clallam County Commissioners by functioning in an advisory capacity in order to more efficiently facilitate and convey community desires to the Clallam County Planning Commission and the Board of County Commissioners.
2. The Carlsborg Community Advisory Council shall serve at the pleasure of the Board and shall review and make recommendations on growth management issues such as: land use and zoning, public utility service delivery, transportation and pedestrian improvements, capital projects and services financing alternatives, parks and recreation, design standards, environmental protections and other related matters as deemed appropriate by the Board of County Commissioners. The Council shall consider matters of a long-range nature and shall not be asked to review or make recommendations on specific land use applications or similar project-level or quasi-judicial matters. The Council will serve as a citizen advisory body and will be empowered to recommend but not make ultimate decisions regarding any matter of public policy, procedure, or regulation.
3. The Carlsborg Community Advisory Council shall consider issues as they directly or indirectly relate to the geographic area within the adopted boundaries of the Carlsborg Urban Growth Area, as now or hereafter amended.
4. The Carlsborg Community Advisory Council will operate under the guidelines established by Policy and Procedure 952 – Boards and Committees.
5. The Carlsborg Community Advisory Council will be comprised of seven members appointed to staggered terms by the Board of Commissioners who represent a cross-section of those who live or work in the Carlsborg UGA boundary, as follows:
 - One representative who is a resident of the Parkwood manufactured home community;
 - One representative who is a resident within the UGA boundary (exclusive of Parkwood);
 - One representative who is a business or real property owner within the Carlsborg Industrial zone;
 - One representative who is a business or real property owner within the Highway 101 commercial zones;

- One representative who is a business or real property owner within the Carlsborg Village Center or Carlsborg Village Commercial zones; and
- Two members at large who are real property owners within the UGA boundary.

In addition to the above panel, an ex-officio representative from the Clallam County Department of Community Development may be present during Council meetings to provide technical support, advise the Council on matters of procedure and County Code, and report to the County with recommendations made by the Council. Additionally, representatives from Clallam County Fire District No. 3, Public Utility District No. 1 of Clallam County and Sequim School District No. 323, are to be invited to attend Council meetings as necessary.

6. Meeting location and time will be in a place and at a time that facilitates public participation.

PASSED AND ADOPTED this SEVENTEENTH day of APRIL 2008

BOARD OF CLALLAM COUNTY COMMISSIONERS

[Signature]
Michael C. Chapman, Chair

[Signature]
Howard V. Doherty, Jr.

[Signature]
Stephen P. Tharinger

ATTEST:

[Signature]
Trish Holden, CMC, Clerk of the Board

30
6/24



RESOLUTION 51, 2014

RE-STRUCTURING MEMBERSHIP OF THE
CARLSBORG COMMUNITY ADVISORY COUNCIL

THE BOARD OF CLALLAM COUNTY COMMISSIONERS finds as follows:

1. Resolution 62 adopted June 17, 2008 re-established the Carlsborg Community Advisory Council.
2. At a meeting June 10, 2014, the Council discussed restructuring the membership to include a position for a representative of any manufactured/mobile home park community in the Carlsborg Urban Growth Area (UGA).

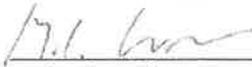
NOW, THEREFORE, BE IT RESOLVED by the Board of Clallam County Commissioners, in consideration of the above findings of fact:

1. The Carlsborg Community Advisory Council will operate under the provisions established in Resolution 62, 2008 and in Policy 952.
2. The members shall represent a cross-section of those who live or work in the Carlsborg UGA boundary, as follows:
 - One representative who is a resident of a manufactured/mobile home park community within the Carlsborg UGA;
 - One representative who is a resident within the UGA boundary (exclusive of any manufactured/mobile home community);
 - One representative who is a business or real property owner within the Carlsborg Industrial zone;
 - One representative who is a business or real property owner within the Highway 101 commercial zone;
 - One representative who is a business or real property owner within the Carlsborg Village Center or Carlsborg Village Commercial zone; and
 - Two members at large who are real property owners within the UGA boundary.

In addition to the above, an ex-officio representative from the Clallam County Department of Community Development may be present during Council meetings to provide technical support, advise the Council on matters of procedure and County Code, and report to the County with recommendations made by the Council. Representatives from Clallam County Fire District 3, Public Utility District 1 of Clallam County, and Sequim School District 323, are to be invited to attend Council meetings as necessary.

PASSED AND ADOPTED this twenty-fourth day of June 2014

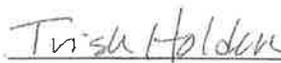
BOARD OF CLALLAM COUNTY COMMISSIONERS


Michael C. Chapman, Chair


Jim McEntire


Howard V. Doherty, Jr.

ATTEST:


Trish Holden, CMC, Clerk of the Board

CARLSBORG UGA ZONING MAP

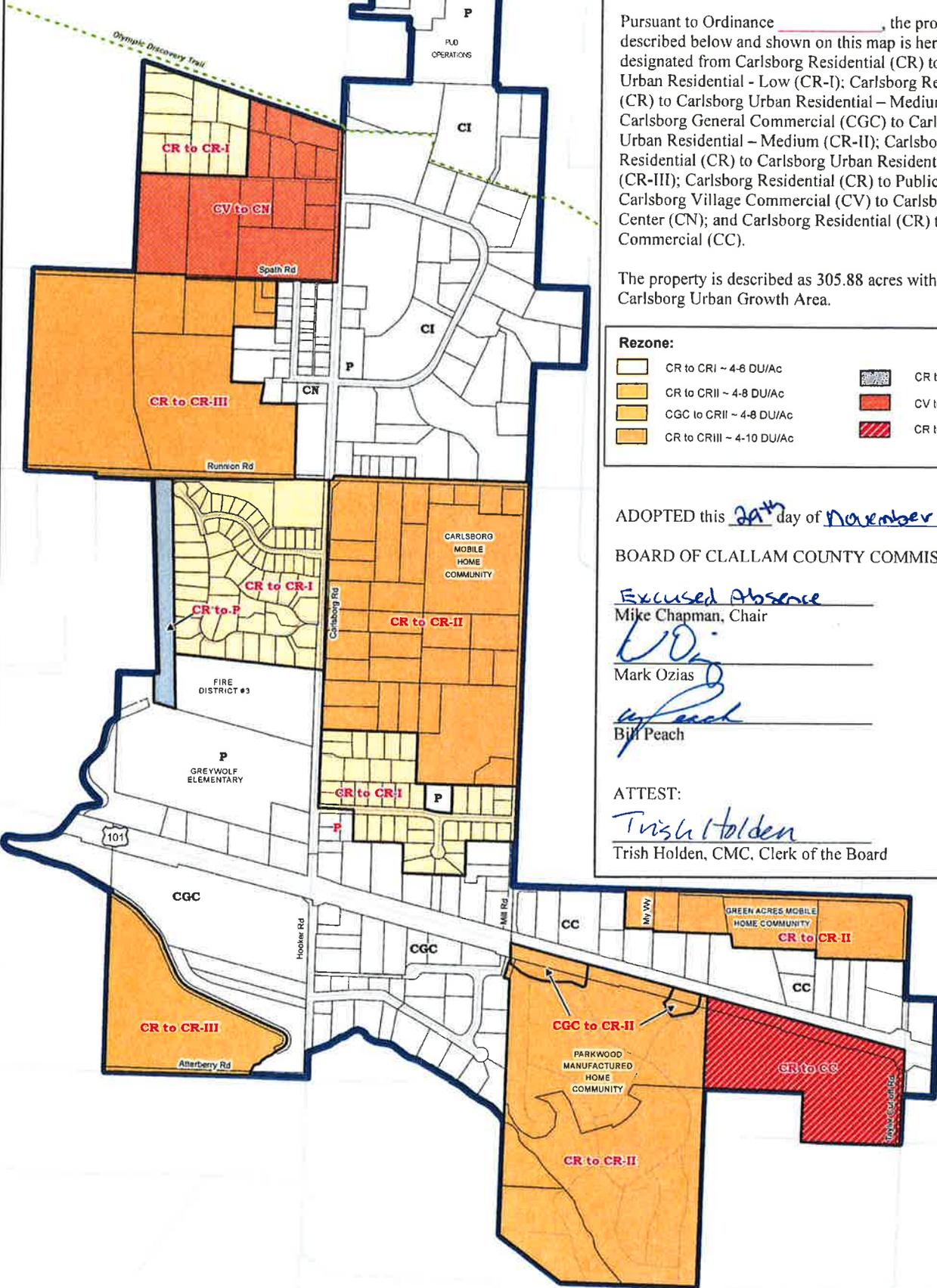


Exhibit A

Amending Title 31, Comprehensive Plan Map, and Title 33, Zoning Map of the Clallam County Code

Pursuant to Ordinance _____, the property described below and shown on this map is hereby re-designated from Carlsborg Residential (CR) to Carlsborg Urban Residential - Low (CR-I); Carlsborg Residential (CR) to Carlsborg Urban Residential - Medium (CR-II); Carlsborg General Commercial (CGC) to Carlsborg Urban Residential - Medium (CR-II); Carlsborg Residential (CR) to Carlsborg Urban Residential - High (CR-III); Carlsborg Residential (CR) to Public Land (P); Carlsborg Village Commercial (CV) to Carlsborg Village Center (CN); and Carlsborg Residential (CR) to Carlsborg Commercial (CC).

The property is described as 305.88 acres within the Carlsborg Urban Growth Area.

Rezone:

	CR to CR-I ~ 4-6 DU/Ac		CR to P
	CR to CR-II ~ 4-8 DU/Ac		CV to CN
	CGC to CR-II ~ 4-8 DU/Ac		CR to CC
	CR to CR-III ~ 4-10 DU/Ac		

ADOPTED this 29th day of November, 2016

BOARD OF CLALLAM COUNTY COMMISSIONERS

Excused Absence
Mike Chapman, Chair

Mark Ozias

Bill Peach

ATTEST:

Trish Holden
Trish Holden, CMC, Clerk of the Board

DRAFT LANDSCAPE ORDINANCE

Ordinance _____

Amending Title 33, Zoning, Chapter 33.53, Landscape Requirements, of the Clallam County Code, to repeal all section of Chapter 33.53, Landscape Requirements and replace

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 1. Section 33.53.010, Purpose, is created to read as follows:

The landscaping requirements specified in this chapter are intended to foster aesthetically pleasing development which will protect and preserve the appearance and character of the county. These regulations are intended to increase the compatibility of adjacent land uses due to development and, in doing so, minimize the potential of noise, light, odor, and visual impacts created from such uses.

Section 2. Section 33.53.020, Applicability, is created to read as follows:

The standards set forth in this chapter shall apply to the following:

- (1) Commercial and industrial development or use;
- (2) Multi-family development;
- (3) Subdivisions and binding site plans within urban growth areas;
- (4) Public and institutional uses;
- (5) Public buildings and facilities;
- (6) Above ground utility buildings or facilities;
- (7) Expansion of an existing building footprint or use greater than 50% for above listed development;
- (8) Uses requiring landscaping as a condition of a conditional use permit under Chapter 33.27 of this Title, and
- (9) Uses requiring landscaping in other sections of this Title.

Section 3. Section 33.53.030, Landscape Plans, is created to read as follows:

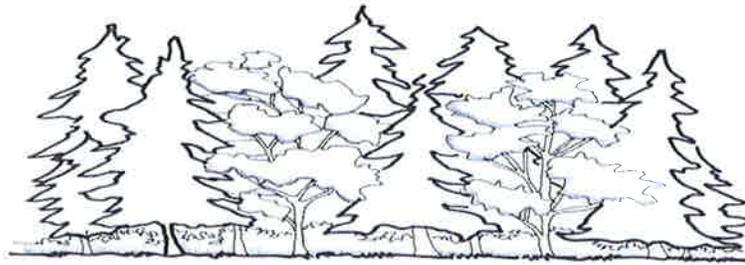
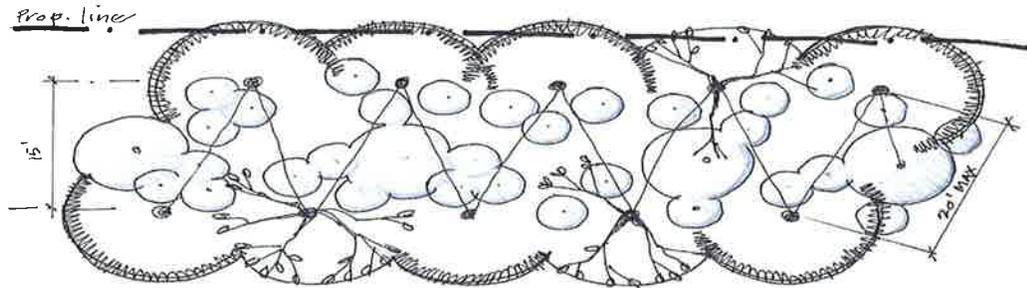
Landscape plans shall contain the following information:

- (1) Proposed retention of existing vegetation and plant types to comply with landscaping requirements of this chapter.
- (2) Proposed location of plants meeting the standards of this code and how all disturbed areas are to be replanted.
- (3) Spacing between individual plants.
- (4) Location, quantity, size and name, both botanical and common names, of all proposed plants.
- (5) Location of impervious surfaces and hardscape features.
- (6) Location and dimensions of all existing or proposed structures, property lines, easements, parking lots and driveways, roadways and rights-of-way, sidewalks, monument/freestanding signs, refuse dumpsters, fences, walls, freestanding electrical equipment, and stormwater facilities.

Section 4. Section 33.53.040, Landscape Requirements, is created to read as follows:

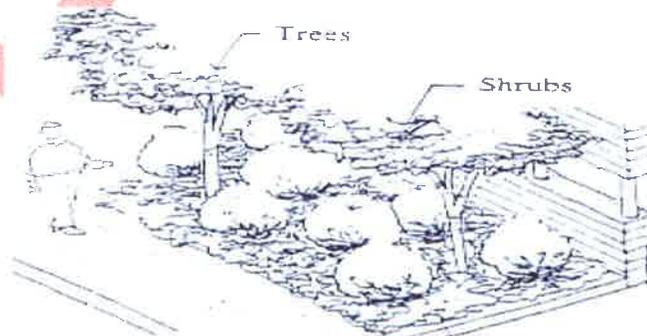
- (1) A landscape visual screen is required along any property line and road frontages that are not adjacent to a commercial or industrial zone. New subdivisions and binding site plans located within an urban growth area require a landscape visual screen along any property line and road frontages adjacent to non-urban growth area lands.
 - a. The visual screen planting shall be at least 15 feet in width and consist of two staggered rows of evergreen trees, with an assortment of deciduous trees planted at 15 feet on center, and planted no more than 20 feet apart, unless an alternative landscape plan is approved pursuant to Section 33.53.080 of this Chapter.

- b. The visual screen planting shall provide at least 1 understory tree interspersed between the larger trees, with at least 3 shrubs (no more than 50% evergreen) planted around each large tree.
- c. Planting patterns shall promote tree and shrub spacing and clustering throughout the landscaped area versus a linear planting approach.
- d. Alternative visual screen landscaping designs may be considered by the Administrator that provide for an effective, natural screen of the development site.



Example of Landscape Screen

- (2) A landscape buffer is required within the front yard and road frontages that are not adjacent to a residential zone.
 - a. The landscape buffer shall be at least 10 feet in width and include an assortment of evergreen and deciduous trees planted 25 feet on center (no more than 75% deciduous), shrubs and groundcover, unless an alternative landscape plan is approved pursuant to Section 33.53.080 of this Chapter.
 - b. This type of landscape design is to promote a natural buffer and visual enhancement of the development site.
 - c. Alternative landscape buffer designs may be considered by the Administrator that promotes effective visual buffering of the development site.



Example of Landscape Buffer

- (3) For industrial uses, the Administrator may increase the width of the visual screen to 25 feet in combination with fencing, decorative block wall, or berms to minimize nuisance impacts.
- (4) Required landscape visual screens and buffers may include sidewalks and stormwater management features that are integrated with the landscaping design.
- (5) The Administrator may consider landscape visual screens and buffers to be located around the perimeter of the development site where only a small part of the lot and/or street frontage are developed. For example, a small public utility building and related vehicle service access/parking and security fencing with a small footprint on a lot that is vacant or containing development not requiring landscaping subject to this chapter.
- (6) Vegetation shall not obscure line of sight at intersection of a public road or state highway.
- (7) Vegetation along state or county right-of-way shall not impact any roadway or sidewalk.
- (8) All landscaping shall be maintained in a healthy growing condition for the life of the development.
- (9) Soil amendments and mulch are required to help maintain a healthy landscape.
- (10) Drought tolerant and native vegetation is encouraged as a means of reducing water use.
- (11) Vegetation that does not survive shall be replaced within the next growing season.

Section 5. Section 33.53.050, Parking Lot Landscape, is created to read as follows:

A minimum 10 foot wide landscape buffer shall be provided around the perimeter of any parking lot; except that driveways and sidewalks, needed to serve the use and buildings on the lot, may be located within this required landscape buffer. Landscape areas may be integrated with pedestrian and stormwater facilities to comply with both County landscape and stormwater standards. Stormwater bioretention facilities are encouraged to be integrated into the parking lot design.

- (1) The landscape buffer shall promote tree and shrub spacing and clustering throughout the landscape area versus a linear planting approach with an assortment of evergreen and deciduous trees planted 25 feet on center (no more than 75% deciduous), shrubs and groundcover.
- (2) Surface parking lots, with more than 20 parking spaces shall provide landscaping islands at the end of every parking row with a maximum spacing of at least one island for every 12 parking spaces. Each island is an equivalent of a parking space shall contain at least 1 tree, shrubs and groundcover.
- (3) If the parking lot is located behind the building and is not adjacent to a residential zone or road frontage, the landscaping islands are not required.

Section 6. Section 33.53.060, Screening Of Refuse Disposal Dumpsters, is created to read as follows:

All refuse disposal dumpsters shall be screened on all sides by a solid wood fence, decorative block wall or an equivalent opaque material.

Section 7. Section 33.53.070, Plant Standards, is created to read as follows:

- (1) Deciduous trees shall be 1½ inches in diameter and a minimum height of 4 feet at time of planting.
- (2) Evergreen trees shall be a minimum of 4 feet in height at time of planting and may be either broadleaf or conifer. A range of heights is permissible and encouraged when trees are proposed in a grouping to allow for water efficiency.
- (3) Ground cover is low evergreen or deciduous plantings at 3 foot spacing in all directions.
- (4) Shrubs shall be a minimum size of 3 gallons at the time of planting.
- (5) The retention of existing vegetation in place of new plants is encouraged and allowed.

Section 8. Section 33.53.080, Alternative Landscape Plan, is created to read as follows:

Alternative landscape designs may be allowed if, upon review by the Administrator (for Type I & II Permits) or Hearing Examiner (for Type III Permits); the alternative design meets one or more of the following criteria:

- (1) Provides landscaping that substantially meets the intent of this Chapter;
- (2) Results in retention and protection of existing native vegetation (especially trees greater than 12 inches in diameter) and meet the intent of the required visual screen and buffer requirements of this Chapter;
- (3) Addresses existing significant site constraints due to unusual lot size or shape, topography, soil conditions, existing development (buildings, utilities, power lines, irrigation lines, sidewalks, etc....), existing easement restrictions, or other unique circumstance are such that full compliance with the standards is impossible or impractical for such development or use; or
- (4) Addresses impacts to roads or other infrastructure (e.g., sidewalks) or safety concerns (e.g., line of site) along state highways and county roads.
- (5) The Administrator may consider approval of a landscape easement on adjacent properties to comply with the landscape visual screen and buffers of this Chapter.

The Administrator shall have the authority to attach conditions to any alternative landscape plan or modification from the standards of this Chapter necessary to protect the public health, safety or welfare, or to assure that the spirit of this chapter is maintained.

ADOPTED this _____ day of _____ 2018

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mark Ozias, Chair

ATTEST:

Randy Johnson

Loni Gores, Clerk of the Board

Bill Peach

Chapter 33.53
LANDSCAPING REQUIREMENTS

Sections:

- [33.53.010](#) Landscaping definitions.
- [33.53.020](#) Plant standards.
- [33.53.030](#) Screening standards.
- [33.53.040](#) Alternative designs.

33.53.010 Landscaping definitions.

(1) "Visual screen" means evergreen and deciduous trees (no more than fifty (50) percent deciduous) planted twenty (20) feet on center, two (2) shrubs planted between each pair of trees, groundcover, and a solid fence of new materials.

(2) "Visual buffer" means evergreen and deciduous trees (no more than seventy-five (75) percent deciduous) planted thirty (30) feet on center, two (2) shrubs planted between each pair of trees, and groundcover.

33.53.020 Plant standards.

(1) Deciduous trees must be one and one-half (1-1/2) inches diameter at breast height (4.5 feet from ground level) and must have a survivability rate of 100 percent after one year and eighty (80) percent after two (2) years of planting.

(2) Evergreen trees must be four (4) feet in height and may be either broadleaf or conifer and must have a survivability rate of 100 percent after one year and eighty (80) percent after two (2) years of planting.

(3) Ground cover is low evergreen or deciduous plantings at three (3) foot spacing in all directions.

(4) Shrubs must be a minimum of thirty (30) inches in height or four (4) gallons and must have a survivability rate of 100 percent after one year and eighty (80) percent after two (2) years of planting.

(5) The retention of existing natural vegetation in place of new plants is encouraged and allowed.

33.53.030 Screening standards.

(1) New or expanding commercial or industrial land uses within commercial or industrial zones shall provide a ten (10) foot visual buffer along all street frontages and a ten (10) foot visual screen along any property line abutting a residential zoning district.

(2) New or expanding commercial or industrial land uses operating under a conditional use permit in a residential zoning district shall provide a five (5) foot visual screen along all street frontages and a five (5) foot visual buffer along all other property lines.

(3) New multifamily dwellings over four (4) dwelling units shall provide a five (5) foot visual buffer along all street frontages.

33.53.040 Alternative designs.

Alternative designs may be allowed if, upon review by the Hearing Examiner, they are determined to provide landscaping substantially equivalent to the above standards.

TREE BROCHURE



UTILITREES™

The perfect fit for under the wire!



Wireless® Zelkova



Small Stature

Mature heights which rarely exceed 25 feet eliminate tree/wire conflicts.



Street Tough

Disease and pest resistant, drought tolerant, require minimal maintenance.



Adaptable

Tolerant of varied soils, urban growing conditions and climates.



Pedestrian Friendly

Compact or vase shape allows for easy passage of pedestrians and vehicles.

Trees worthy of our UtiliTrees™ designation are those best suited for planting in the restricted zone between street and sidewalk and beneath utility lines. All mature at heights unlikely to tangle with overhead lines.

Pedestrian-friendly branching is compact or vase-shaped to allow for pruning without destroying the shape of the tree. These disease and pest resistant cultivars are tolerant of varied soils, climates and urban growing conditions. Once established in the landscape, they require minimal maintenance.

Planting appropriate trees in this constricted space can help reduce the billions of dollars spent each year on tree pruning and removal. Planting these recommended species and cultivars can help to prevent storm-related power outages and damage to utility transmission lines caused by inappropriately sited trees. Our guide presents 53 trees tailored to reduce the conflict between trees and utility lines.

Landscape architects, urban foresters, utility company arborists and other tree specifiers are invited to use our TreeLocatorSM service to find these trees in their region, grown to landscape size by our customers.

TreeLocatorSM

www.treelocator.com



www.utilitrees.com

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Toll-Free 1-800-825-8202
Toll-Free fax 1-800-283-7537
www.jfschmidt.com



Acer buergerianum
Trident Maple

Zone: 6 | Height: 20' | Spread: 20'



Shape: Round, low and spreading
Foliage: Glossy green, pale underside
Fall Color: Red, orange

Adaptability to urban environments a good choice for confined sites and tough growing conditions including drought and air pollution.



Acer campestre
Hedge Maple

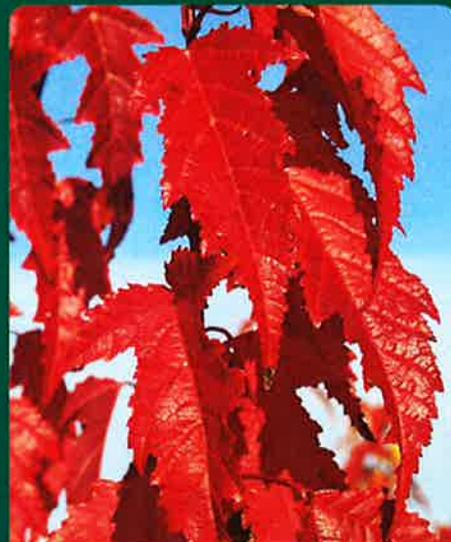
Zone: 5 | Height: 30' | Spread: 30'



Shape: Dense and rounded
Foliage: Dark green, glossy
Fall Color: Yellow

INSECT RESISTANCE: Japanese beetle

A low maintenance, tough tree which adapts well to urban settings. Medium slow in growth rate and long lived. Attractive corky bark is striking in the winter.



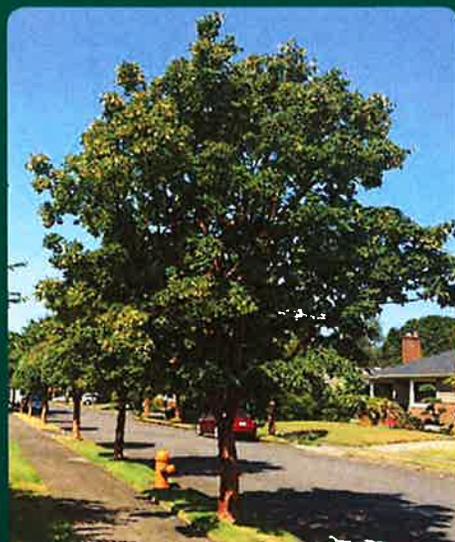
Acer ginnala 'Flame'
Flame Maple

Zone: 2 | Height: 20' | Spread: 20'



Shape: Low branched or multi-stemmed tree, rounded
Foliage: Medium green, fine texture
Fall Color: Brilliant orange-red to deep red

One of the hardiest trees available. Specimens are very interesting in form because of their spreading branch pattern. Flame is a seed source selection, chosen for improved form and consistent fall color.



Acer griseum
Paperbark Maple

Zone: 5 | Height: 25' | Spread: 20'



Shape: Upright spreading, rounded crown
Foliage: Trifoliate, dark green
Fall Color: Red

A small tree of rare beauty, this trifoliate maple's compound leaves give it a delicate texture in summer, then display long lasting red fall color. Exfoliating orange-brown to cinnamon-brown bark creates year round interest.



Acer griseum x *A. maximowiczianum* 'Molly Fordham'
Cinnamon Girl™ Maple

Zone: 5 | Height: 25' | Spread: 20'



Shape: Upright oval
Foliage: Dark green, trifoliate
Fall Color: Rich dark red

This vigorous and heat tolerant hybrid develops a wonderful cinnamon colored bark that flakes with age. Trifoliate leaves maintain their rich, dark green color through the heat of summer and turn to deep crimson and red in autumn.



Acer griseum 'JFS KW8AGRI'
Fireburst™ Paperbark Maple

Zone: 5 | Height: 25' | Spread: 18'



Shape: Upright oval
Foliage: Dark green, trifoliate
Fall Color: Brilliant red
Bark: Reddish-brown, smooth with exfoliating papery curls

Superior branch structure, upright and uniform shape, predictable performance and speedy growth are among attributes of this Paperbark Maple cultivar. Bark coloration and exfoliating character are outstanding, as is the quality of dark green foliage that turns brilliant red in autumn.



Acer platanoides 'Globosum'
Globe Norway Maple

Zone: 4 | Height: 15' | Spread: 18'



Shape: Dense, round
Foliage: Medium green
Fall Color: Yellow

A very formal looking tree, Globe is dense, compact and aptly named. It produces a 15 foot green "lollipop". Globe's perfect symmetry makes a dramatic statement in the landscape.



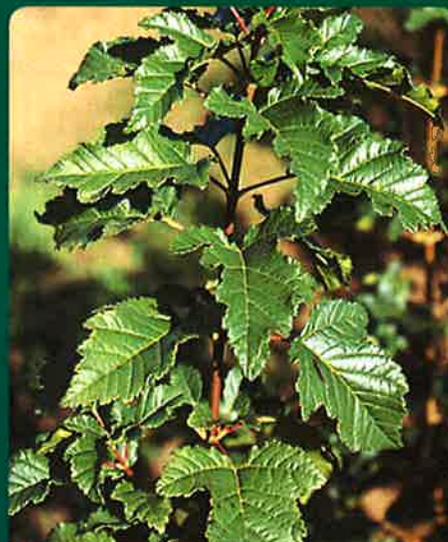
Acer tataricum
Tatarian Maple

Zone: 3 | Height: 25' | Spread: 20'



Shape: Oval to rounded, often low branched
Foliage: Medium green
Fall Color: Yellow to orange-red
Fruit: Attractive red samaras

Bright red samaras add summer color. Fine small tree for tough sites, adaptable to dry, high pH soils and cold winters. Very similar to *Acer ginnala*, but leaves are slightly larger and more rounded.



Acer tataricum 'Padell'
Pattern Perfect® Maple

Zone: 3 | Height: 25' | Spread: 20'



Shape: Broadly oval to rounded
Foliage: Medium green
Fall Color: Orange-red
Flower: White clusters in May
Fruit: Red samaras

A favorite in tough climates, this faster growing selection has proven tolerance to cold winters and dry, high pH soils. It grows in an oval form, becoming more rounded, and presents a good orange-red fall color.



Acer tataricum 'JFS-KW2'
Rugged Charm® Maple

Zone: 3 | Height: 28' | Spread: 15'



Shape: Compact upright oval
Foliage: Medium green
Fall Color: Yellow-orange to red
Flowers: White clusters in May
Fruit: Attractive red samaras

Compact and oval in form, the shapely canopy of this refined selection is a charming improvement over the hardy and rugged species! Bright red seed wings float in bright contrast against summer's green leaves. Come autumn, the boldly textured foliage shows off a rich mix of yellow, orange, and bright red.



Amelanchier x grandiflora 'Autumn Brilliance'
Autumn Brilliance® Serviceberry

Zone: 4 | Height: 20' | Spread: 15'



Shape: Upright, moderately spreading
Foliage: Medium, green
Fall Color: Bright red
Flower: White, in clusters
Fruit: Edible, purplish blue, 1/4"

An excellent *Amelanchier* with good form and strong branching. It displays reliable spring bloom and bright fall colors.



Amelanchier grandiflora 'Princess Diana'
Princess Diana Serviceberry

Zone: 3 | Height: 20' | Spread: 15'



Shape: Gracefully spreading
Foliage: Small, green
Fall Color: Brilliant red
Flower: White, in clusters
Fruit: Edible, purplish blue, 1/4"

A gracefully spreading small tree with excellent fall color. Fall foliage is spectacular, coloring early and lasting late in the season.



Amelanchier laevis 'Snowcloud'
Snowcloud Serviceberry

Zone: 4 | Height: 28' | Spread: 20'



Shape: Upright, oval, good tree form
Foliage: Dark green, red tint in spring
Fall Color: Scarlet
Flower: White in clusters
Fruit: Edible, 1/2", purplish blue

Selected for upright, tree form growth, this strong growing serviceberry makes a good small street tree.



Amelanchier laevis 'JFS-Arb' PP 15304
Spring Flurry® Serviceberry

Zone: 4 | Height: 28' | Spread: 20'



Shape: Upright oval
Foliage: Medium green
Fall Color: Orange
Flower: White, in clusters
Fruit: Edible, purplish blue, 3/8"

A street tree Amelanchier! This Schmidt introduction has exceptional tree form. A dominant central leader supports strongly upward-oriented scaffold branches. Pure white blooms smother a delicate latticework of twigs in spring. These give way to healthy green foliage that turns orange in the fall.



Chionanthus retusus 'Tokyo Tower'
Tokyo Tower Fringe Tree

Zone: 5 | Height: 20' | Spread: 10'



Shape: Narrow upright vase
Foliage: Deep green
Fall Color: Bright yellow
Flower: White, snow-like, in large clusters
Fruit: Small, blue-black

Four seasons of beauty recommend this small tree. Upright dark green leaves of summer turn bright golden yellow in autumn and are accented by small blue-black fruits. Golden-tan exfoliating bark lends winter interest to its narrow winter silhouette.



Crataegus laevigata 'Crimson Cloud'
Crimson Cloud Hawthorn

Zone: 4 | Height: 25' | Spread: 18'



Shape: Oval, with upright spreading wavy branches
Foliage: Small glossy green
Flower: Bright red with white centers
Fruit: Bright red

DISEASE RESISTANCE: leaf spot

This tree is distinctive for its wavy branch habit and bright red flowers with white centers.



Crataegus x lavallei
Lavalle Hawthorn

Zone: 4 | Height: 28' | Spread: 20'



Shape: Irregular vase
Foliage: Dark green, leathery
Fall Color: Bronze
Flower: White, in large clusters
Fruit: Orange, 3/8"

Lavalle increases its landscape interest as the season progresses. Foliage intensifies from bright glossy green in summer to the bronze-green of fall, which complements its persistent orange to orange red fruit. Its form has strong impact on the winter landscape, with smooth dark bark and an irregularly vase shaped growth habit.



Crataegus laevigata 'Paul's Scarlet'
Paul's Scarlet Hawthorn

Zone: 4 | Height: 22' | Spread: 20'



Shape: Dense, upright spreading, oval
Foliage: Small, deeply lobed, green
Flower: Double, scarlet to rose
Fruit: Sparse, deep red

The brilliant colored flowers make this tree the showiest of all the Hawthorns in the spring. This selection is susceptible to leaf spot.



Crataegus x mordenensis 'Snowbird' C.O.P.F.

Snowbird Hawthorn

Zone: 3 | Height: 22' | Spread: 20'



Shape: Upright oval to rounded
Foliage: Dark glossy green
Flower: Small, double white, in clusters
Fruit: Bright crimson, 3/4"

Snowbird was introduced by the Morden Research Station in Canada where it originated as a seedling of Toba. It is hardier than Toba and has a glossier, more handsome leaf.



Crataegus x mordenensis 'Toba'

Toba Hawthorn

Zone: 3 | Height: 20' | Spread: 20'



Shape: Upright, round
Foliage: Dark green
Flower: In clusters, double white, fading to pink, fragrant
Fruit: Red, 1/4"

Selected by the Morden Research Station in Canada. A hardy tree with a well behaved branch pattern.



Crataegus phaenopyrum

Washington Hawthorn

Zone: 4 | Height: 25' | Spread: 20'



Shape: Broadly oval to rounded
Foliage: Deep green, very glossy
Fall Color: Orange to scarlet and reddish purple
Flower: White in clusters
Fruit: Bright, glossy red, 1/4", persistent

The small attractive fruits blend beautifully with the autumn leaves. Many people rate this the best North American Hawthorn. Very useful in both multi-stem and tree form.



Halesia carolina 'UConn Wedding Bells'

Wedding Bells Silverbell

Zone: 5 | Height: 20' | Spread: 15'



Shape: Oval
Foliage: Medium green
Fall Color: Yellow
Flower: White, bell shaped, prolific

Slightly more compact and heavier flowering, this is an ideal landscape Silverbell. Flowers are larger than typical and are borne prolifically along the branches.



Koelreuteria paniculata 'Fastigiata'

Columnar Goldenrain Tree

Zone: 6 | Height: 25' | Spread: 10'



Shape: Narrow, fastigate
Foliage: Pinnately compound, medium green
Fall Color: Yellow
Flower: Bright yellow, in large clusters

Fastigate growth habit of this unusual selection results in a tightly upright, narrow tree of small to medium size. Bright yellow flowers add color in midsummer.



Maackia amurensis

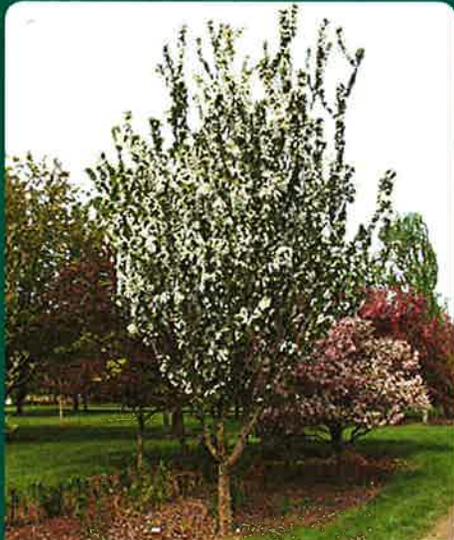
Amur Maackia

Zone: 3 | Height: 25' | Spread: 20'



Shape: Upright vase with rounded crown
Foliage: Medium green
Flower: Upright white clusters

A very hardy, small upright tree that grows well in tough environments. This nitrogen-fixer does well in poor soils and flowers in mid-summer when few others are in bloom.



Malus 'Adirondack'
Adirondack Crabapple

Zone: 4 | Height: 18' | Spread: 10'



Shape: Densely upright, an inverted cone
Foliage: Medium green
Flower: White
Fruit: Bright red, 1/2"

Adirondack is an important cultivar because of its form and outstanding flower display. It is a compact, dense tree with strongly upright form. It produces one of the heaviest flower displays of the crabs. A National Arboretum introduction.



Malus 'Schmidtcutleaf'
Golden Raindrops® Crabapple

Zone: 3 | Height: 20' | Spread: 15'



Shape: Upright vase
Foliage: Green, deeply cut
Flower: White
Fruit: Golden yellow, 1/4"

Fine textured, deeply cut foliage gives this unusual crab a delicate appearance. The form is elegant, with slender limbs spreading horizontally from upright branches. The abundant golden yellow fruit is truly tiny.



Malus 'JFS KW214MX'
Ivory Spear™ Crabapple

Zone: 4 | Height: 18' | Spread: 7'



Shape: Narrow, tightly columnar
Foliage: Dark green
Flower: White
Fruit: Bright red, 1/2"

Deep pink buds open to white flowers on this densely upright, narrow crabapple. Leaves stay clean and disease free throughout the growing season, forming a uniform column of dark green foliage in the landscape. Bright cherry red fruits contrast well with the dark green leaves and persist into late autumn, when a touch of yellow fall color adds seasonal interest.



Malus 'Jarmin' PP 14337
Marilee® Crabapple

Zone: 4 | Height: 24' | Spread: 10'



Shape: Narrow upright, inverted cone
Foliage: Medium green
Flower: Double, large white
Fruit: Virtually fruitless

Pink buds open to unusually large, white, double blooms. Unique for its stiffly upright, narrow form and virtually fruitless nature, it is an excellent choice for courtyard settings and streetscapes, and for use near utility lines.



Malus 'JFS KW213MX'
Raspberry Spear™ Crabapple

Zone: 4 | Height: 20' | Spread: 8'



Shape: Narrow upright column
Foliage: Purple
Flower: Magenta pink
Fruit: Maroon to deep red, 1/2", persistent

Deep pink buds open to bright magenta flowers on this tightly columnar crabapple. Clean and disease-free summer foliage holds its dark purple color; bronzing on the older leaves in late summer and early fall, when orange tints appear. Purple-red fruits ripen to deep bright red and persist into late autumn or early winter.



Malus 'Red Barron'
Red Barron Crabapple

Zone: 4 | Height: 18' | Spread: 8'



Shape: Narrow, columnar
Foliage: Purple, maturing to bronze-green
Flower: Dark red
Fruit: Dark red, 1/2"

Ascending branch structure, narrow form and adaptability to urban conditions have earned Red Barron a place on our UtiliTrees™ list.



Malus 'Jewelcole'
Red Jewel™ Crabapple

Zone: 4 | Height: 15' | Spread: 12'



Shape: Upright, pyramidal
Foliage: Green
Flower: White
Fruit: Red, 1/2", very persistent

Bright red fruits are among the most profuse and persistent of any crab, holding fast until spring in mild winter areas, when they are replaced by an abundance of white blooms.



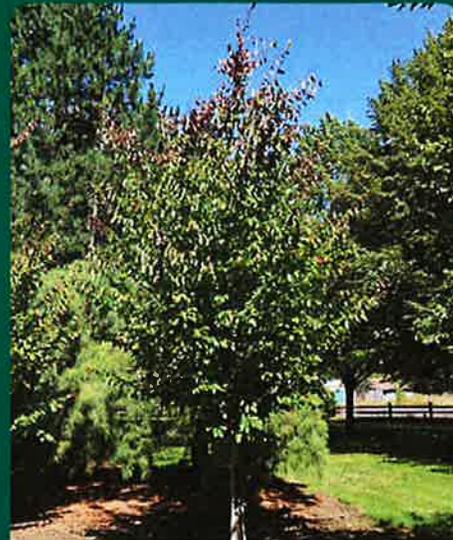
Parrotia persica 'JLColumnar' P.A.F.
Persian Spire™ Parrotia

Zone: 5 | Height: 25' | Spread: 10'



Shape: Columnar to upright oval
Foliage: Green, fine textured
Fall Color: Orange, red, yellow and burgundy
Flower: Showy red stamens

Unique for both its form and fine texture, this strongly upright tree is a colorful choice for hedges, screens and formal street plantings. Refined foliage emerges purple and matures to green with purple tinted margins that linger into the summer months. Fall color is bright and long lasting.



Parrotia persica 'Inge's Ruby Vase'
Ruby Vase® Parrotia

Zone: 5 | Height: 28' | Spread: 16'



Shape: Upright narrow vase
Foliage: Dark green; red new growth
Fall Color: Orange-red
Flower: Showy red stamens

Upright and narrower than the species, this cultivar features dark green summer foliage that begins the season with red tipped new growth and finishes with bright fall color. The upright form makes it suitable for street use.



Parrotia persica 'Vanessa'
Vanessa Parrotia

Zone: 5 | Height: 28' | Spread: 14'



Shape: Upright, tight vase
Foliage: Green, textured
Fall Color: Orange-red
Flower: Showy red stamens

Tighter, with greater density, and more upright than the species, Vanessa is a better choice for smaller landscapes or for use near streets. Fall color varies from orange to red and is always impressive.



Prunus serrulata 'Amanogawa'
Amanogawa Cherry

Zone: 5 | Height: 20' | Spread: 6'



Shape: Columnar, fastigiate branching
Foliage: Green
Fall Color: Bronze
Flower: Pale pink, semi-double

Very narrow and tightly upright in growth, it forms a column of light pink flowers in the spring.



Prunus sargentii 'JFS-KW58'
Pink Flair® Cherry

Zone: 3b | Height: 25' | Spread: 15'



Shape: Upright narrow vase
Foliage: Dark green
Fall Color: Orange-red
Flower: Single pink, in clusters

Narrow and upright in form, but compact in height, this flowering cherry is well suited for urban landscapes. It avoids frost damage by flowering a week or two later than is typical of the species and has proven to be the hardiest of the flowering cherries. Fall color is consistently bright orange-red, and its handsome bark and upright symmetrical provide winter appeal.



Prunus x cistena 'Schmidtcl's'
Big Cis® Plum

Zone: 4 | Height: 14' | Spread: 12'



Shape: Rounded, dense
Foliage: Purple
Flower: Light pink, very fragrant

A sport of Cistena, Big Cis® Plum grows quickly to a heavy-trunked, sturdy tree that is intermediate in size between Cistena and Newport. Cistena-like flowers are followed by dark purple foliage that keeps its fresh, clean appearance later in the season.



Prunus cerasifera 'Crlpolzam'
Crimson Pointe™ Plum

Zone: 4 | Height: 25' | Spread: 10'



Shape: Columnar to narrow oval
Foliage: Purple red to purple bronze
Fall Color: Reddish
Flower: Pink buds, white flowers
Fruit: Purple, 1"

Pink buds open to white flowers that contrast nicely with the emerging purple foliage. This columnar selection develops a narrowly oval mature canopy. A strong central leader and a fast growth rate make it easy to produce in the nursery.



Prunus 'Frankthrees'
Mt. St. Helens® Plum

Zone: 4 | Height: 20' | Spread: 20'



Shape: Upright spreading, rounded
Foliage: Purple
Flower: Light pink

Dark purple leaves emerge earlier in the spring and hold their rich color longer into summer than other cultivars. A sport of Newport, this cultivar grows faster and develops a dense head supported by a stronger, sturdier trunk. This very hardy ornamental plum performs well where climates are extreme.



Prunus 'Newport'
Newport Plum

Zone: 3 | Height: 20' | Spread: 20'



Shape: Upright spreading, broadly oval to rounded
Foliage: Purple-red
Fall Color: Reddish
Flower: Light pink

This hardy and widely used plum is quite adaptable and performs well in tough climates.



Prunus cerasifera 'Thundercloud'
Thundercloud Plum

Zone: 5 | Height: 20' | Spread: 20'



Shape: Upright spreading, dense, rounded
Foliage: Dark purple
Flower: Light pink

One of the best purple-leaved plums, it retains deep purple foliage color through the growing season. It has maintained steady popularity since its introduction in 1937.



Pyrus calleryana 'Jaczam'
Jack® Pear

Zone: 4 | Height: 16' | Spread: 10'



Shape: Compact upright oval
Foliage: Dark green
Fall Color: Yellow
Flower: White

Tight and upright in form, this cultivar is ideal for narrow streets and planting beneath utility wires. Its dwarf growth rate results in a cultivar that matures at less than half the size typical of the species. Its density and upright habit give the unusual combination of a formal appearance in a low maintenance tree.



Styrax japonicus 'JFS-E'
Snow Charm® Snowbell

Zone: 5 | Height: 20' | Spread: 20'



Shape: Rounded
Foliage: Dark green
Fall Color: Yellow
Flower: Pure white, bell shaped

Reliable and easy to grow, this Schmidt introduction selected from a highly variable species assures a rounded form. Like Snowcone, it resists twig dieback, but has larger leaves and a broader, more traditional form.



Styrax japonicus 'JFS-D'
Snowcone® Snowbell

Zone: 5 | Height: 25' | Spread: 20'



Shape: Broadly pyramidal, dense
Foliage: Dark green, fine textured
Fall Color: Yellow
Flower: Pure white, bell shaped

Fine textured foliage is dense and dark green, combining with symmetrical, upright branches to create a slender tree of great uniformity. It is resistant to twig dieback that is common in seedling grown trees.



Syringa pekinensis 'Zhang Zhiming'
Beijing Gold® Tree Lilac

Zone: 5 | Height: 20' | Spread: 20'



Shape: Upright spreading
Foliage: Dark green
Fall Color: Yellow
Flower: Yellow, in clusters

Sprays of yellow flowers borne in June bring a whole new color spectrum to the world of tree lilacs! This is a vigorous selection with upright spreading, arching branches in a species that matures to a small size.



Syringa pekinensis 'Morton'
China Snow® Tree Lilac

Zone: 5 | Height: 20' | Spread: 20'



Shape: Upright spreading
Foliage: Dark green
Fall Color: Yellow
Flower: Creamy white clusters

Large sprays of cream-white flowers are borne in June by this small ornamental tree. Amber to orange-brown exfoliating bark extends seasonal interest through the winter months.



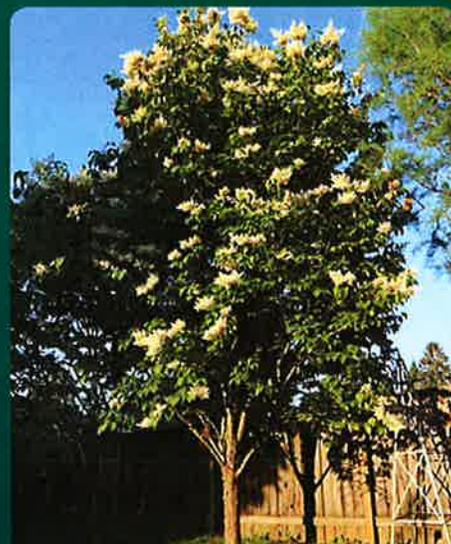
Syringa pekinensis 'WFH2' P.A.F.
Great Wall™ Tree Lilac

Zone: 3 | Height: 20' | Spread: 12'



Shape: Upright oval
Foliage: Dark green, glossy
Fall Color: Golden yellow
Flower: Bright white, in clusters

Sparkling white flower clusters in late spring, glossy green foliage, and cherry-like, exfoliating bark recommend this compact beauty as an all-season ornamental. Pest and disease resistance, adaptability and small stature merit its inclusion in our UtiliTrees™ program.



Syringa reticulata 'Ivory Silk'
Ivory Silk® Japanese Tree Lilac

Zone: 4 | Height: 20' | Spread: 15'



Shape: Upright spreading becoming rounded
Foliage: Dark green
Flower: Creamy white panicles

Large plumes of small white flowers smother its branches in early summer.



Syringa pekinensis 'DTR 124'
Summer Charm® Tree Lilac

Zone: 3 | Height: 20' | Spread: 15'



Shape: Upright, spreading
Foliage: Dark green, glossy
Fall Color: Yellow
Flower: Creamy white panicles

Finer textured and more relaxed in appearance than Japanese tree lilac, it features lustrous foliage and abundant flowers.



Taxodium distichum 'Skyward' PP 22812
Lindsey's Skyward™ Bald Cypress

Zone: 5 | Height: 25' | Spread: 10'



Shape: Upright columnar
Foliage: Green, deciduous needles
Fall Color: Rusty orange

The branch habit is remarkably upright, resulting in a deciduous conifer with a completely unique appearance. Unlike all previous bald cypress cultivars, its branches ascend stiffly and tightly to form a symmetrical column.



Tilia cordata 'Halka' PP 10589
Summer Sprite® Linden

Zone: 4 | Height: 20' | Spread: 15'



Shape: Semi-dwarf, rounded pyramid
Foliage: Green
Fall Color: Yellow

Perfect for confined city spaces, this natural semi-dwarf develops a dense and compact form with a rounded to upright oval shape and a sheared appearance.



Zelkova serrata 'JFS-KW1' PP 20996
City Sprite® Zelkova

Zone: 5 | Height: 24' | Spread: 18'



Shape: Compact oval to vase
Foliage: Bright green, fine textured
Fall Color: Yellow

Compact, dense, and semi-dwarf, this is the perfect little tree for tight urban spaces. Summer foliage appears brighter green than typical Zelkova. Short internodes, fine textured foliage, and a self pruning growth habit promise a low maintenance city tree.



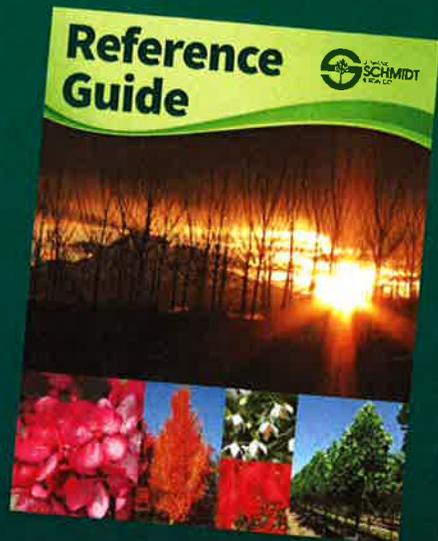
Zelkova serrata 'Schmidtlow'
Wireless® Zelkova

Zone: 5 | Height: 24' | Spread: 36'



Shape: Broadly spreading vase
Foliage: Medium green
Fall Color: Red

Selected for its low height and broad spreading shape, this cultivar has an ideal shape for street plantings under utility lines. Its red fall color is a surprising bonus feature.



Learn more about all the trees we grow by downloading a PDF copy of our Reference Guide.

www.jfschmidt.com/rg