



**View Easement and Vegetation Management
Application
Lacamas Shores Development
Camas, Washington**

Complete the following information and submit it, with all applicable information, to the: City of Camas, Shoreline Administrator, PO Box 1055, Camas, WA 98607. The application will be reviewed in accordance with the approved, revised shoreline permit and those criteria related to View Easements and Vegetation Management.

If approved, the permit will be valid for the life of the residence and/or lot, unless modifications are desired, which would prompt the need for a new application. Annual inspections of the view easement and vegetation management permit will be at the discretion of the City of Camas.

PERTINENT INFORMATION

Name

Address

Lot and Phase Numbers

Phone Number

GIVE A DETAILED DESCRIPTION OF THE MODIFICATIONS PROPOSED:

ATTACH A SITE PLAN CONFORMING TO THE EXAMPLE SHOWN IN FIGURE #5 OF THE VIEWSHED PLAN. AS A MINIMUM, THE FOLLOWING ITEMS SHOULD BE SHOWN ON THE SITE PLAN:

- * Primary View
- * Secondary View
- * Angle of View Easement (Maximum Angle permitted - 17% as defined by the reference point)
- * Reference Point
- * Tree and/or Vegetation limits
- * Pictures may be attached, which illustrate the existing and proposed views as depicted in Figures 8-11 of the Viewshed Plan
- * Number of trees to be removed and approximate diameters

guideline addendum – summary

All viewshed documents are to be read with reference to Primary View, Secondary View, and Replanting Area.

It should be understood that any reference to tree removal, tree pruning, and landscape maintenance is with regard to vegetation within the Primary and Secondary View only. No vegetation shall be removed except in established primary and secondary view areas.

To clarify any misinterpretation the following paragraphs describe the intent of viewshed management plan as it relates to tree replacement, work in the conservation zone, and vegetation maintenance.

- Written authorization of tree and vegetation removal within the City's Conservancy Zone is part of the fulfillment of the application. The authorization bears the signature of an authorized agent of the City and identifies the primary and secondary view corridors.
- Removal of trees over 6" in diameter requires additional authorization.
- Trees removed over 6" diameter shall be replaced. The replacement shall either be one large tree placed in the replanting area, or several trees in the replanting area as long as the total diameter is equal to 1.5 times the diameter of the original tree. Trees under 6" do not have to be replaced.
- With regard to vines, weeds, and blackberry, refer to the vegetation management guidelines. There is no distinction in the plan with regard to the type of vegetation. No removal of any vegetation is allowed except in the Primary and Secondary view corridors. No clear cutting is allowed, understory vegetation may only be pruned or trimmed no closer than 2 feet to the ground.

In Summary:

- 1. No vegetation shall be removed except in established primary and secondary view corridors.**
- 2. No vegetation or trees within 50 feet of water's edge may be removed.**
- 3. Trees may be pruned or limbed in accordance with the viewshed guidelines**
- 4. Understory vegetation is to remain in its natural state.**

One final comment, none of this plan applies to the homeowner's property. You may groom your landscape as you wish, in compliance with standard erosion control measures. If you refer to page 3 of the Viewshed Plan you will see an elevation drawing "figure 3" which more clearly describes the difference between your property and the Conservancy Zone.

MEMORANDUM

To: Lacamas Shores Homeowner
From: City of Camas
Subject: Viewshed Management and Maintenance Procedures
Date: July 1, 1996

As you may be aware, the Lacamas Shores development was constructed under the authority of Shorelines Permit No. C-2-87, which was later revised to account for management and maintenance of views over the conservancy zone. Under the revised shorelines permit, homeowners abutting the conservancy zone are entitled to create one primary and one secondary view corridor over the conservancy zone.

The purpose of this memorandum is to inform you of the procedures that will be followed to initially establish your primary and secondary views, as well as the procedures for maintaining these views. These procedures are drawn from revised shorelines permit No. C-2-87, which includes a detailed viewshed plan specific to the Lacamas Shores development.

A. Procedures for Establishing View Corridors

1. The owners of each lot abutting the conservancy zone should individually submit a written request to the City of Camas which includes the following information:
 - a. Identification/description of primary view and secondary view in accord with the attached viewshed plan. This can best be accomplished by depicting these views on a site plan or on photographs illustrating existing and proposed views.
 - b. Identification/description of the number and location of trees or limbs which are proposed to be removed from the primary or secondary view corridor.

c. Identification/description of any vegetation management problems or site and structure location issues peculiar to that lot which should be considered.

Upon receipt of this information, a representative of the City of Camas shall meet with the property owner on site to determine a primary and a secondary view for each lot, and to define the vegetation that can be removed to effectuate those views. The primary and secondary views agreed upon shall be marked on the site plan or photographs provided, and, if agreed to, shall be initialled by the City representative and the property owner. The designation of primary and secondary views for each lot shall be a flexible process, tailored to the structure, configuration, vegetation, and setting of each site.

2. Should there be a disagreement with regard to either the designation of the primary and secondary views or the amount, nature, or extent of viewshed maintenance or vegetation management actions proposed by the property owner, then the City representative and the property owner shall consult with a mutually agreeable registered landscape architect (whose services shall be paid for by the property owner), and who shall endeavor to mediate the disputes that may exist. If any dispute remains, the property owner shall have the right to appeal.

3. Once the City representative and the property owner have agreed both on the primary and the secondary viewsheds, and upon any vegetation management actions which require specific City approval, these approvals shall be set forth in written document(s) that become and remain part of the file maintained by the City for each lot. A copy of the approvals shall also be maintained by the property owner.

4. No permit fees shall be required by Camas in connection with this approval process.

5. Once approved, the primary and secondary views for each lot shall be valid for the life of the residence or lot unless modifications are requested by the lot owner and approved by the

City. Once approved, property owners shall be permitted to maintain their views consistent with the requirements of the viewshed management plan, without a subsequent application.

B. Guidelines for Viewshed Maintenance

Once the view corridors are established, the following guidelines control cutting within these view corridors. These guidelines are derived from the Viewshed Plan and the revised permit.

a. A fundamental policy guiding all management practices within the conservancy zone is that no activity is allowed which adversely affects slope stability within the Conservancy Zone.

b. No vegetation shall be removed except in established primary and secondary view corridors. Prior written authorization is required for removal of trees or limbs over 6" in diameter, but no prior authorization is required to remove vegetation less than 6" in diameter. Trees over 12" in diameter at breast height shall not be removed for purposes of view.

c. For vegetation exceeding 6" in diameter, all requests must be submitted to the City of Camas prior to September 1. All pruning, cutting, or planting of vegetation exceeding 6" in diameter must occur between the period of October 30 and February 15 of the following year excluding period of freezing. Prior to pruning or cutting, notifications shall be given to adjacent property owners by the proponent.

d. Large scale removal of vegetation to create a lot condition markedly different from the natural setting will not be allowed.

e. Clearcutting of both trees and understory vegetation is prohibited.

- Trees may be selectively pruned in accordance with the plan.
- Low shrubs and groundcovers may be pruned or trimmed no closer than 2 feet to the ground.

f. Vegetation or trees within 50' of water's edge may not be removed, but may be pruned or limbed in accord with the viewshed plan.

g. Trees exceeding 12 inches in diameter at breast height may only be removed when they are diseased or pose a safety hazard (as determined by an approved tree expert).

h. When a tree exceeding 6" in diameter is removed, a stump with a minimum height of 3 feet shall be retained to provide slope stability.

i. Any trees exceeding 6" in diameter that are removed within the conservancy zone shall be replaced with trees designed for each area in accordance with the approved species list contained in the viewshed plan. Replacement trees will be equivalent to 1.5 times the diameter of the removed tree.

j. All pruning shall follow National Arborist Association standards, a copy of which is attached to the viewshed plan.

k. Coniferous trees may not be topped, but can be limbed or pruned to obtain a primary or secondary view of the lake and/or of the opposite shore.

l. Deciduous trees should be selectively trimmed rather than topped whenever possible. Topping is only permitted when selective thinning or limbing is not practicable.

m. All branches and limbs resulting from thinning operations that are larger than 2 inches maximum diameter or over 6 feet long shall be removed from the site.

n. Exposed and/or damaged areas shall be replanted with native vegetation suitable for the situation in order to reestablish plan cover.

C. Conflict

If there is any conflict between the document and the viewshed management plan, the provisions of the latter shall control.