

SURFSIDE HOMEOWNERS ASSOCIATION TREE, BRUSH, VEGETATION AND NOXIOUS WEEDS COMMITTEE

June 4, 2021

Call to Order: Meeting called to order at 1:00 pm.

Present: Peggy Olds (Chair), Valerie Harrison, Ron Brumbaugh, Diane Mangels, Tracy Lofstrom (Surfside Manager), Darryl Groner (Compliance Officer) Guests: Gwen Wagner, Louise Purdin, John Purdin

Introduction and Welcome: Peggy welcomed all members, guests and staff. Darryl was introduced as Surfside's new Compliance Officer, and shared his extensive background.

Old Business:

--May, 2021 Minutes: The final May and June 2021 minutes will be submitted for Board approval at the June Board meeting.

--Compliance Staffing/Automation: Tracy and Darryl discussed the new compliance software. Darryl is actively loading the database and will begin using the tablet and software in the field by next week. Tree committee volunteers will continue to provide training and field support as requested. Tracy has divided Surfside into ten (10) sections with approximately 200-250 lots per section. She and Darryl will begin reviewing each section for compliance with all covenants, not just tree, brush or noxious weeds. Tracy indicated this is a test run and the approach can change as they get more experience with the automation tools and learn workload impacts. John requested that Surfside-owned properties be included in the compliance reviews. Peggy requested committee members also have a chance to go out with Darryl to understand the new tools to help answer member questions. Tracy agreed to both requests.

--Surfside Demonstration Plantings: Tracy discussed with the Board several committees' ideas for installing demonstration plantings of trees, bushes or other vegetation on Surfside property, suitable for riparian area plantings or were easy maintenance, low water uses and/or slow growing. She secured Board approval for a demonstration planting on Surfside property and will develop a draft planting plan by August for committee reviews. The Tree Committee and CRC will work with Tracy on developing a fall planting or plant exchange event per previous agreement.

--Critical Areas Resource Lands Ordinance (CARL) workshop update: John discussed his experience with historic concerns about vegetation in the canals and potential erosion that results from overheight willows and other trees. He indicated Surfside was originally all sand and the canals and lakes were created in Surfside for drainage and flood control. The Water Company did a survey of Seabreeze lake and found no vegetative infill but did not survey the canals, which can readily infill with leaf fall. This can reduce flow and cause slow drainage resulting in flooding and septic impacts. Pacific County, with assistance from Surfside staff, control the opening and closing of the flood gates to control flooding. He described recent events from heavy rainfall, where local flooding was noted. He indicated the importance of tree and vegetation management along these flood control structures to maintain water table and flood control for Surfside.

Peggy provided excerpts from Pacific County CARL ordinance 180 which specifically exempt maintenance, repair, and operation of existing structures, ponds and flood control activities for vegetation maintenance and allows tree height control consistent with Surfside covenants. See attached CARL language.

Tracy iterated concerns that there were competing interpretations of CARL at the county staff level on vegetation management around lakes and canals, as well as the accreted lands along G Street. She wants to use internal Surfside CARL workshops to work with the county, members and the Board to document the understandings once the new Board is seated. Until then, Tracy agreed compliance cases

where overheight trees or other vegetation that border the canals, lakes or oceanside will remain open, not closed, as had been noted in a few cases. Valerie also requested that any escrow checks include disclaimer language that additional compliance work may be needed pending clarification of CARL and covenant requirements. Tracy agreed to the request.

New Business:

--Tree Report/Discussion: See attached summary report. Darryl's goal is to supply a detailed report from the new software at next month's meeting.

--Committee membership: Peggy requested consideration of co-chairs for the Tree Committee. Valerie motioned and Diane seconded that Pam Harris and Ron Brumbaugh be added as co-chairs. The motion was unanimously passed. Peggy also invited Gwen to become a permanent member of the committee, which she accepted. Tracy asked Peggy to work with Kimber and Marianne Schweitzer (Committee trustee) to prepare a formal motion to add co-chairs and Gwen to the committee for the Board packet for its June meeting.

--Member Contacts: Peggy assisted 2 members requesting case completion work.

Meeting adjourned at 2:02PM

Next Meeting: Friday, July 2, 2021 at 1:00PM

JUNE 2021 TREE REPORT*

There were 7 New Cases and 38 cases closed April 29 -June 3, 2021.

38 cases were closed during this period: 5142, 5143, 5144, 5217, 5250, 5276, 5321, 5326, 5330. 5334, 5337, 5339. 5350, 5533, 5535, 5563, 5714, 5755, 5759, 5768, 5776, 5788, 5791, 5801, 5802, 5805, 5807, 5809, 5810, 5813, 5816, 5817, 5819, 5828, 5829, 5830, 5833, 5841

14 cases are in fine status

Total (estimated) open cases = 131*

*Note: Amounts are best estimates due to the departure of the compliance inspector.

10. Control of invasive vegetation. Removal of invasive and noxious vegetation using hand tools and activities aimed at controlling *Spartina alterniflora* are exempt.

11. Forest practices. Forest practices covered under Chapter 76.09 RCW and Title 222 WAC, with the exception of Class IV Conversion Forest Practices, are exempt.

12. Hazard Tree Removal.

a. Removal of hazardous, diseased, or dead trees and vegetation is exempt when necessary to:

i. Control fire; or

ii. Halt the spread of disease or damaging insects consistent with the State Forest Practices Act, Chapter 76.09 RCW; or

iii. Avoid a hazard such as landslides; or

iv. Avoid a threat to existing structures or aboveground utility lines.

b. Prior to removal of hazardous, diseased, or dead trees and vegetation, with the exception of an emergency pursuant to subsection 3.E.2.a of this Ordinance, the landowner shall obtain written approval from the County. This approval shall be processed promptly and may not be unreasonably withheld.

c. If a safety hazard cannot be easily determined by the County, a written report by a certified arborist or other qualified professional shall be required to evaluate potential safety hazards.

d. If a tree to be removed provides critical habitat, such as an eagle perch, a qualified biologist shall be consulted to determine timing and methods for removal that will minimize impacts.

e. Any removed tree or vegetation shall be replaced with an appropriate native species in appropriate size within one calendar year.

13. Minor pruning of vegetation for maintenance purposes, or thinning of limbs of individual trees to maintain an existing view corridor, when performed in a manner that ensures continual survival of the vegetation, is exempt. Mowing of dune grasses within a critical area or its buffer is not permitted, except for the purpose of fire protection within fifty (50) feet of an existing structure, and except that mowing of dune grasses within a critical aquifer recharge area is exempt when no other critical areas or critical area buffers are present. Topping of trees is not permitted unless specified in an existing covenant effective prior to the effective date of this Ordinance.

X

4. Maintenance, repair, and operation.

- a. Maintenance, repair, and operation of existing structures, ponds, flood control facilities, public and private roads and driveways, and improved areas accessory to a single family residential use including, but not limited to maintenance of existing landscaping, lawn, and gardening are exempt.
- b. Any person engaging in maintenance or repair activities shall use reasonable methods with the least amount of potential impact to critical areas. Any impacted critical area or its buffer shall be restored after the completion of maintenance/repair activities to the maximum extent practicable.

5. Utility activities. When undertaken pursuant to best management practices to minimize impacts to critical areas and immediately to restore any disturbed critical area or its buffer, the following utility activities are exempt:

- a. Maintenance or repair of existing utility facilities or rights-of-way.
- b. Installation, construction, relocation and replacement, operation, repair, or alteration of all utility lines, equipment, or appurtenances, not including substations, in improved road rights-of-way.

6. Modification of buildings. Modification of an existing building that does not expand the building footprint area by more than fifteen (15) percent or increase septic effluent according to Chapter 246-272 WAC and that does not exacerbate nonconformity with critical area setbacks or buffer standards defined by this Ordinance is exempt except when the modification occurs on or adjacent to designated erosion hazard areas, landslide hazard areas, or mine hazard areas, as described and designated in Section 8 of this Ordinance. Replacement of manufactured homes that does not increase the number of bedrooms or exacerbate nonconformity with critical area setbacks or buffer standards within this Ordinance also is exempt. A person who is granted an exemption under this subsection for a particular building cannot receive another exemption under this subsection for the same building unless ten (10) years has elapsed from the date of the previous exemption.

7. Navigation aids and boundary markers. Construction or modification of navigational aids and boundary markers are exempt.

8. Site investigation. Site investigation work that is necessary for land use applications such as surveys, soil logs, percolation tests and other related activities is exempt. However, critical area impacts shall be minimized and disturbed areas shall be restored to the maximum extent practicable.

9. Non-development activities. Passive recreational uses, sport and commercial fishing, hunting, scientific and educational endeavors, or similar minimal impact, non-development activities are exempt.