

Carbondale Tree Board Regular Meeting Thursday, August 17, 2023 at 6:00 PM Carbondale Town Hall and Virtual

Please click the link below to join the webinar:

https://us02web.zoom.us/j/89998359633?pwd=WlYxN1EwNzJSRUlNMUZNcnFmcXB2UT09

Or One Tap mobile: +17193594580,,89998359633#,,,,*143338# US

+13462487799,,89998359633#,,,,*143338# US (Houston)

Or Telephone, Dial (for higher quality, dial a number based on your current location):

+1 719 359 4580 US, +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 646 931 3860 US, +1 689 278 1000 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US

Webinar ID: 899 9835 9633

Passcode: 143338

Page

1. Roll Call

2. Consent Agenda

- 2.1 Approval of May 18, 2023 and July 20, 2023 Meeting Minutes Review and Approve
- 3. Items from Citizens Present Not on the Agenda
- 4. American National Bank (ANB) Mixed-Use Project Proposed
 Landscape Plan as part of a combined application for Major Site Plan
 Review, Conditional Use Permit and Rezoning

3 - 16

- 5. Member Reappointments: Dan Bullock, Joanne Teeple, Lisa Paige
- 6. Carl's Tree Report
- 7. Emerald Ash Borer 17 25

Preliminary EAB Response Plan 7 25 2023.docx

8. Adjournment



TOWN OF CARBONDALE 511 COLORADO AVENUE CARBONDALE, CO 81623

Tree Board Memorandum

Meeting Date: 8/17/2023

TITLE: American National Bank (ANB) Mixed-Use Project – Proposed

Landscape Plan as part of a combined application for Major Site Plan

Review, Conditional Use Permit, and Rezoning

Submitting Department: Planning Department

Property Owner: ANB Bank

Applicant: Doug Pratte, Land Studio

Property Location: Address TBD; Parcel #239333400006, west of

Hwy 133 and south of City Market fueling

station.

Zoning District: Existing: Planned Community Commercial (PC)

Proposed: Mixed-Use (MU)

ATTACHMENTS: Drawings including Landscape Plan

Comments from Carl Meineke, Town Arborist

<u>Project Description:</u> ANB Bank is proposing to construct a two-story mixed-use building with approximately 7,000sf of bank and general office use, 7,100sf of retail and restaurant use, 16 dwelling units and 74 parking spaces. The project includes rezoning the lot from PC (Planned Community Commercial), which is an obsolete zoning district, to MU (Mixed-Use). The property is bordered by Hwy 133 to the east, Hendrick Drive to the north and west, and the project includes public improvements to all three of the street frontages.

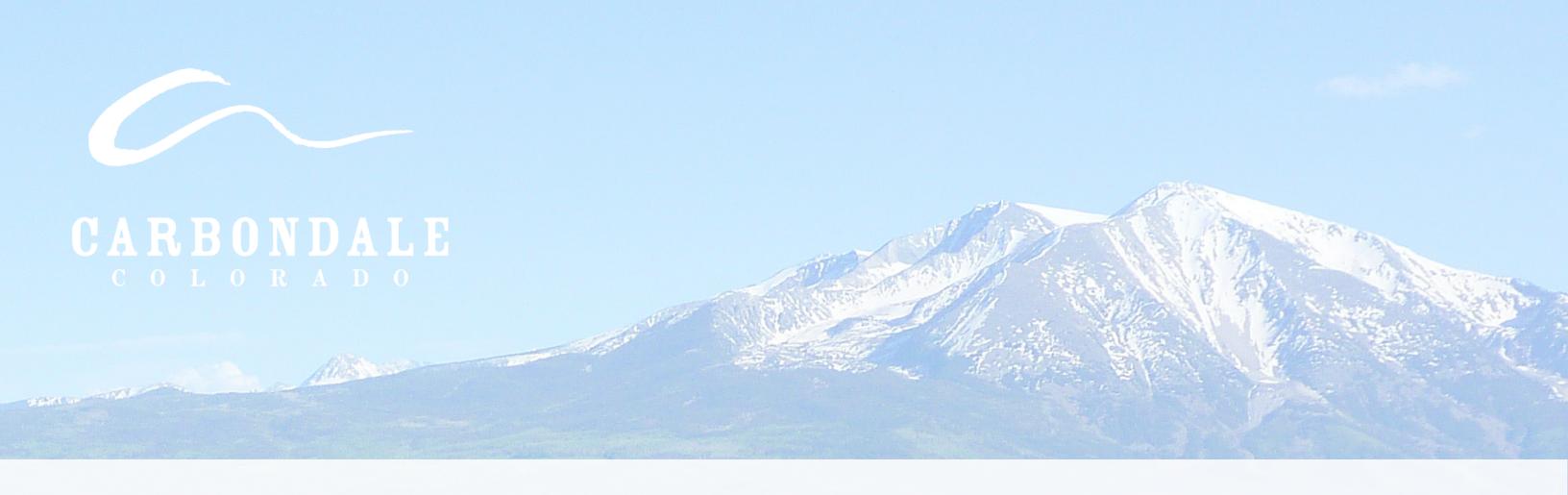
Project Applications:

This project requires a Rezoning, Major Site Plan Review, and Conditional Use Permit as well as a courtesy review by the Tree Board.

Referral Comments:

The Town Arborist, Carl Meineke, reviewed the Landscape Plan and provided comments, attached.

Prepared by Kelley Amdur, Planner



Carbondale - ANB Bank Mixed Use Development Rezoning, Major Site Plan Review Submittal, & Conditional Use Permit

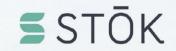
Hendrick and Hwy 133, Carbondale CO July 05, 2023







open studio | architecture





Carbondale - ANB Bank Mixed Use Development Context





Carbondale - ANB Bank Mixed Use Development

Site Plan - (MU Zoning)

UDC Zoning Guidelines

Building Height Landscape Area

6.272 SF Max Allowed: 3 Stories / 35' Min Allowed: Provided: 2 Story / 32' max Provided: 19.34% 12,132 SF

Private Common Open Space Building Setback

Min. Required: 15% 9,408 SF Required: 0' + 10' Landscape (HWY 133) Provided: 30% 18,860 SF Provided: 10'-0" (Landscape Setback)

Site/Project Information

Building Total SF = 26,981 GFA (Mixed Use)

Parking Provided: 74 Spaces - Including 4 ADA Spaces

Bike Parking (1 per 3 stalls)

25 spaces

Provided: 26 Spaces (13 racks) (18" x 60" stalls)

Unified Development Code Guidelines

Buildings shall incorporate human-scaled features at the ground level to encourage pedestrian use, such as articulated entries and windows, canopies, and changes in color or material.

Facades should be modulated to reduce the appearance of large bulk buildings.

Large, unbroken facade planes and roof lines should be avoided.

All building facades facing public streets shall be designed with a similar level of detail. Architectural walls with no detail will not be permitted.

In cases where the principal entrance does not face a public street, the entrance shall be connected with sidewalk to street and adjacent parking areas.

The architectural character of new buildings shall complement the architectural character of adjacent existing buildings.

*Carbondale, CO UDC Section 5.7.4

Site Legend

- (1) Building Entry
- (2) Screen Wall
- 3 Shared Trash Enclosure
- 4 10' Landscape Setback
- (5) Outdoor Patio Seating
- (6) Play Area

- 8 Art Programming Area
 - 9) 4' Metal Mesh Fence
 - (10) Monument Sign
 - (11) EV Installed Chargers
 - (12) Snow Storage
 - (13) Bike Parking (18" x 60" clear space)
- 7 Fenced Pet Area

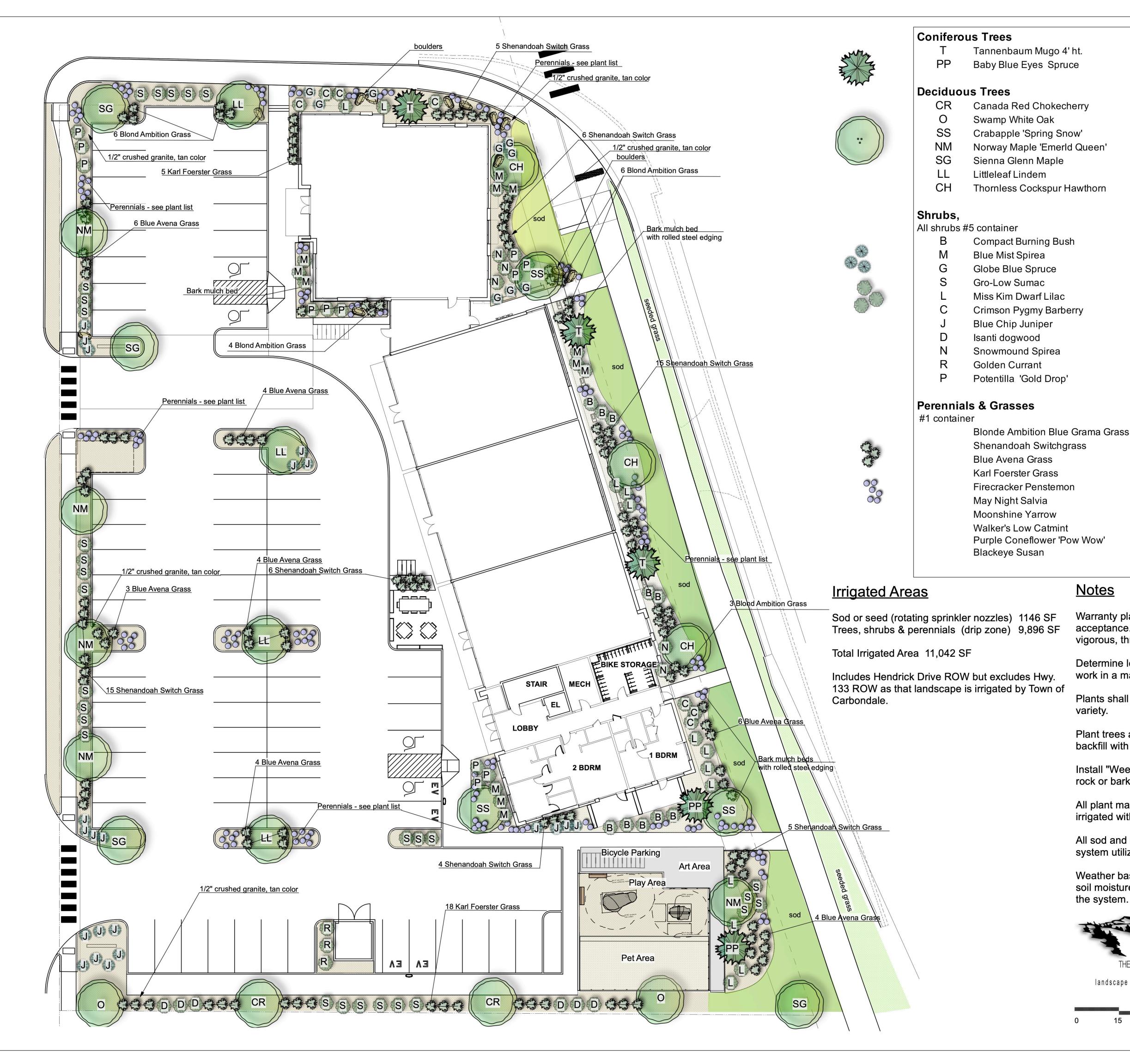


Illustrative Site Plan

Scale: 1" = 40'-0" _0' _10' _20' _40'







Prepared by:

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10

29

127

19

56

Total Trees

Total Shrubs

Total Perennials & Grasses 290

Pinus Mugo 'Tannenbaum'

2.5" cal.

Prunus Virginiana

Malus 'Spring Snow'

Acer x freemanii 'Sienna'

Crataegus crusgalli inermis

Euonymus alatus 'Compactus'

Picea Pungens 'Globosa'

Rhus aromatica 'Gro-low'

Syringa Patula 'Miss Kim'

Cornus stolonifera 'Isanti'

Juniperus horizontalis

Ribes aureum

Caryopteris x clandonensis 'Blue Mist'

Berberis thunbergii 'Crimson pygmy'

Spiraea nipponica 'Snowmound'

Bouteloua gracilis Blonde Ambition

Calamagrostis acutiflora 'Karl Foerster'

Panicum Virgatum 'Shenandoah'

Helictotrichon sempervirens

Salvia nemorosa 'May Night'

Echinacea Purpurea 'Pow Wow'

Rudbeckia fulgida 'Goldstrum'

Penstemon Eatonii

Achillea 'Moonshine'

Nepeta x faassenii

Warranty plants and trees for one year after final

acceptance. Replace dead or dying materials not in

work in a manner which will avoid possible damage.

Plant trees and shrubs in pits 12' larger than tree ball,

All plant materials in river rock or bark mulch will be

irrigated with an undergroud drip zone system.

system utilizing rotating sprinkler nozzels.

vigorous, thriving condition as soon as weather permits.

Determine locations of underground utilities and perform

Plants shall be specimen quality, typical of their species or

backfill with a mix of 2 parts topsoil and 1 part Nutri-Mulch.

Install "Weed Restrictor Fabric" between soil and crushed

All sod and seed areas will be irrigated with an undergroud

Weather based irrigation controls shall include functioning

soil moisture sensors and a rain sensor as components of

landscape architecture land planning community planning

Notes

rock or bark mulch.

the system.

Potentilla fruticosa 'Gold Drop'

Quercus Bicolor

Tilia cordata

Picea Pungens 'Baby Blue Eyes'

Acer Platanoides 'Emerald Queen'

The Land Studio. Inc 365 River Bend Way Glenwood Springs, CO 81601 (970) 927-3690 landstudio2@comcast.net

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December 22, 2022

revised 6-27-23

LANDSCAPE **PLAN** w/ IRRIGATION **NOTES**

Carbondale - ANB Bank Mixed Use Development Project Views - View from Hwy 113







Carbondale - ANB Bank Mixed Use Development Project Views - ANB Bank





Bank Building Entry





Carbondale - ANB Bank Mixed Use Development Project Views - West Elevation





Retail and Residential Entry

Carbondale - ANB Bank Mixed Use Development Project Views - South Residential











Carbondale - ANB Bank Mixed Use Development Project Views of Surrounding Area: Facing North





Carbondale - ANB Bank Mixed Use Development Project Views of Surrounding Area : Facing South





Landscape Plan ANB Bank

Carl Meinecke - Town Arborist Recommendations

8/3/2023

<u>Trees</u>

I added tree notes to the plan to bring forth common aspect that may be overlooked. All should be addressed in general requirements but wanted to make visible on the plan.

I changed a few species to add diversity and used species that I feel will be more successful in the specific locations.

BO Bur Oak

SL Skyline Honey Locust

HB Hackberry

JL Japanese Lilac

You will notice two trees close to the entrances to the parking lot that I recommended not planting. In tight areas like this where vehicles are turning these trees will create conflicts and hinder sight lines.

CDOT ROW

All landscaping must stay out of the CDOT ROW.

I don't believe sod is aloud in the CDOT ROW. It should be seeded grass.

If sod is desired in the CDOT ROW we would need to gain approval from CDOT as I understand.

A ROW permit may be required from CDOT to work in this area as well.

Details as to who maintains and irrigates the sod would need to be agreed upon if approved.

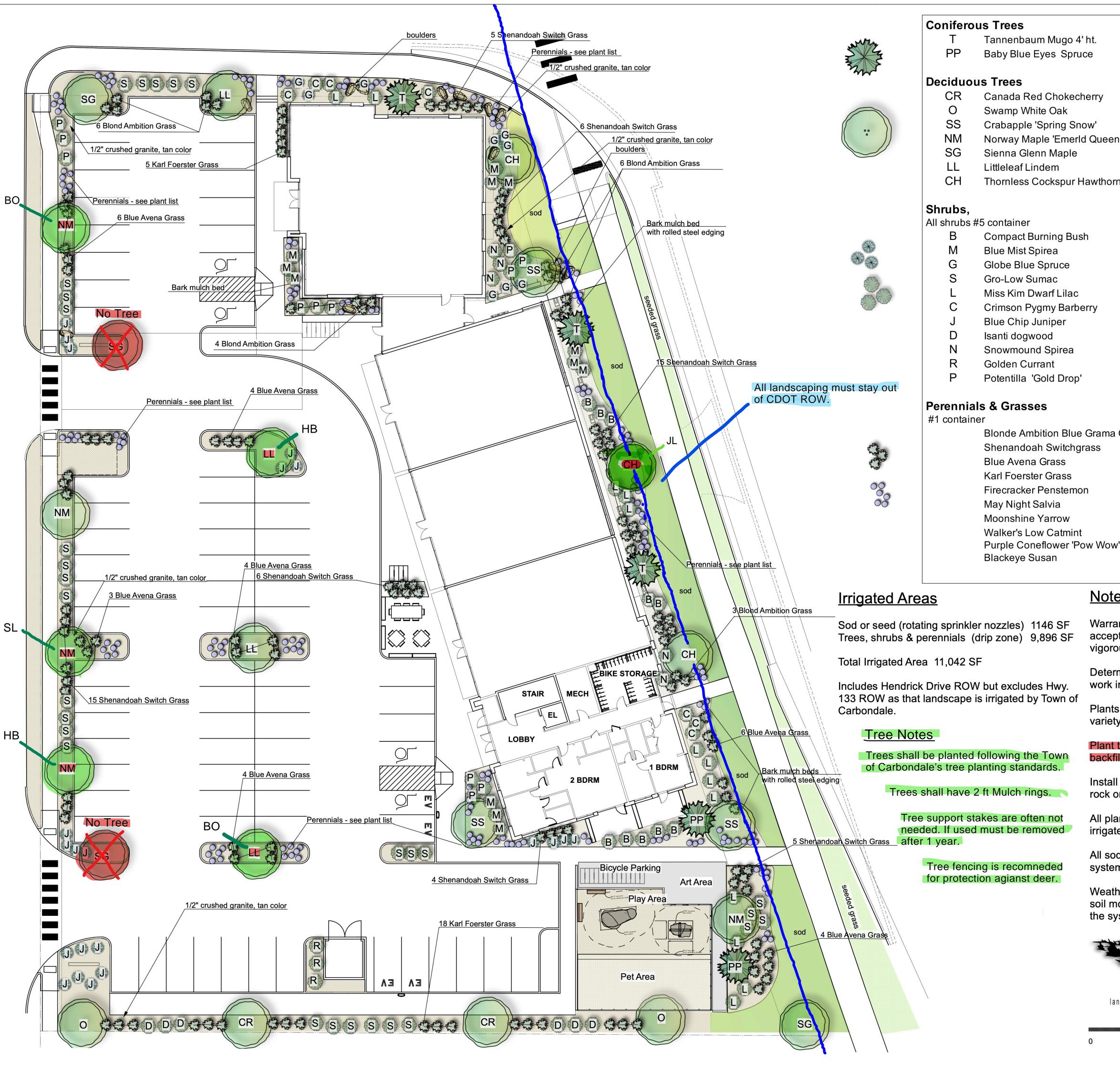
Side Note: Our past efforts to create a wildflower grass seeded area along the highway along Hwy 133 in this area on both sides of the road between the roundabout and Hwy 82 have been problematic for many reasons as stated below:

- Increased disturbance negates previous seeding and damages irrigation systems.
- A plethora of weeds have invaded this area and are not easy to manage under our current practices available to managers.

- Vegetation height creates sightline issues and covers reflectors.
- Vegetation encroaches on the rec-path causing a narrowing effect for users.
- Trash becomes tangled in the tall vegetation.

If we are going to require seeded grass we should consider some aspects:

- Require weed free soil be brought into this area to a depth of 12in
- Seed used must meet CDOT standards (Russell from parks knows more about this)



Pinus Mugo 'Tannenbaum' Picea Pungens 'Baby Blue Eyes' 2.5" cal. Prunus Virginiana Quercus Bicolor Malus 'Spring Snow' Norway Maple 'Emerld Queen' Acer Platanoides 'Emerald Queen' Acer x freemanii 'Sienna' Tilia cordata Thornless Cockspur Hawthorn Crataegus crusgalli inermis 28 **Total Trees** Euonymus alatus 'Compactus' 10 Caryopteris x clandonensis 'Blue Mist' Picea Pungens 'Globosa' Rhus aromatica 'Gro-low' 29 Syringa Patula 'Miss Kim' Berberis thunbergii 'Crimson pygmy' Juniperus horizontalis Cornus stolonifera 'Isanti' Spiraea nipponica 'Snowmound' Ribes aureum Potentilla fruticosa 'Gold Drop' Total Shrubs 127 Blonde Ambition Blue Grama Grass Bouteloua gracilis Blonde Ambition 19 Panicum Virgatum 'Shenandoah' 56 Helictotrichon sempervirens Calamagrostis acutiflora 'Karl Foerster' Penstemon Eatonii 26 Salvia nemorosa 'May Night' Achillea 'Moonshine' Nepeta x faassenii

Notes

Warranty plants and trees for one year after final acceptance. Replace dead or dying materials not in vigorous, thriving condition as soon as weather permits.

Echinacea Purpurea 'Pow Wow'

Total Perennials & Grasses 290

Rudbeckia fulgida 'Goldstrum'

Determine locations of underground utilities and perform work in a manner which will avoid possible damage.

Plants shall be specimen quality, typical of their species or

Plant trees and shrubs in pits 12' larger than tree ball, backfill with a mix of 2 parts topsoil and 1 part Nutri-Mulch.

Install "Weed Restrictor Fabric" between soil and crushed rock or bark mulch.

All plant materials in river rock or bark mulch will be irrigated with an undergroud drip zone system.

All sod and seed areas will be irrigated with an undergroud system utilizing rotating sprinkler nozzels.

Weather based irrigation controls shall include functioning soil moisture sensors and a rain sensor as components of the system.



Prepared by:

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December 22, 2022 revised 6-27-23

LANDSCAPE **PLAN** w/ IRRIGATION **NOTES**

Town of Carbondale – Public Works Preliminary EAB Response Plan

Town Arborist – Carl Meinecke 7/25/2023

Summary

Being confronted with the emergence of the Emerald Ash Borer (EAB) in Carbondale forces us to make some important decisions. Thankfully there is a wealth of information and local knowledge to help inform our decisions. Below I've listed the main tools for managing EAB. Also, I have provided an analysis that goes more in-depth into my thoughts concerning EAB management in Carbondale drawing insights from the Tree Board meeting on July 20th, 2023.

Primary tools for managing EAB in Carbondale:

- ? Monitor/Detection
 - Update inventory of public Ash trees.
 - Track the spread of infested Ash trees locations.
- ? Chemical Treatments
 - O High Value Ash (HVA) Trees to be identified for treatment.
 - Trunk Injection for HVA trees 10in Diameter and bigger with insecticide
 Emamectin benzoate as the preferred treatment.
 - O Treat every 3 years for up to 5 treatments over a period of 15 years.
 - Identified special planning areas warrant specific management because of the dense population of Ash trees. (Ideas presented in this document for review)
- ? Removal/Replant
 - Trees not selected for treatment should be removed to slow the spread and reduce future risk from dying or dead Ash trees.
 - Wood debris to be transported to Pitkin County Landfill or South Canyon Landfill.
 - Prohibit the movement of infested firewood.
 - Replant when possible.

Response Plan Analysis

Inventory and Resource Analysis:

Ali Uri the Landscape Technician and I are currently in the process of updating our tree inventory (with volunteer help from Dan Bullock on the tree board), which has not been updated since around 2010 in its entirety. The current focus is on Ash trees with the detection of EAB in town.

Through this process I am collecting key information to inform management.

- ? Location of Ash trees and how many
- Diameter of trees (to calculate cost of treatments & type of treatment available)
- ? Condition of trees (decide if treatable)
- ? The presence of EAB or other pests in the tree
- Polynomial
 Declaration of a High Value Ash Tree

Once this data is collected on ash trees, we can analyze many important factors such as:

- ? Conditions of our Ash trees
- ? Diameter distribution
- ? Locations of trees and dense populations
- ? Treatability
- ? Cost estimates for treatments
- ? What trees to focus management on
- Management ideas impact on current ash population and our urban canopy as a whole

Public Ash Trees:

Currently we have roughly 400 public ash trees which is about 10% of our total tree canopy for public trees in Carbondale. This number will change slightly as the inventory is fully updated.

We have areas of dense plantings of Ash trees that will warrant special planning:

Downtown 4th & Main – Dense area of street trees

River Valley Ranch – Stretches of ROW with many ash trees

Management Considerations on Town Land:

Although EAB cannot be eradicated "we can manage it vs letting it manage us" as ISA Master Arborist Chris Beiser from Town of Basalt noted at the tree board meeting on July 20th 2023. Carbondale is in the hot seat concerning EAB. Components for us to consider:

- Securing funding to align with our management goals.
- ? Monitor and track trees infested with EAB
- Designating High Value Ash Trees for long-term treatment (criteria in the appendix)
- Efficiently remove public ash trees not selected for treatment before they become a safety risk.
- When reasonable replant when an ash tree is removed. Make sure as Dan Bullock from the tree board noted the phrase "Right Tree in the Right Place". We have protocols in place currently to facilitate proper tree planting/location/species and the requirement of irrigation.
- Selecting treatments that align with our communities' values.
- 2 Ensure the proper application of insecticide treatments.
- 2 Look into what the town can offer to the public concerning education and possible cost sharing opportunities for treatment if there is interest.
- 2 Ensuring the proper disposal of infested materials.

Urban Tree Canopy Management

Continuing to foster a diverse tree canopy with no one species exceeding the 10% threshold in relation to our total tree canopy is important. Trees are assets to the community when properly planned for and we should continue to support our public trees and encourage the public to do the same on private property.

Mechanical Management Options:

Public property - The removal of ash trees not treated, already in decline, or dead before they become a public safety risk will be important.

Private property - Kevin Schorzman the Public Works Director has the power to enforce the removal of any nuisance tree. (As we did at the post office)

Sec. 7-5-30. - Trees on private property.

- (a) For purposes of this Article, nuisance trees are defined as trees which pose a threat to public safety or adjacent public property, including but not limited to public rights-of-ways, trees which harbor any destructive or communicable disease or other pestilence which endangers the well-being of other trees in the Town, or trees which are capable of causing an epidemic spread of a communicable disease or insect infestation.
- (b) The Public Works Director has the authority to enter onto private property whereon there is located a tree, shrub or plant that is suspected to be a public nuisance.
- (c)Upon the discovery of a nuisance tree, the Public Works Director shall cause written notice to be served upon the owner of the property upon which the tree is located, requiring the owner to eradicate, remove or otherwise control the condition within a reasonable time specified in such notice. It shall be unlawful for any person to fail to comply with the requirements of any notice given pursuant to this Section within the time specified in such notice. If the notice to abate is not complied with within the required time, the Town may cause such nuisance to be abated, shall assess the costs of such abatement against the property and shall notify the owner of the amount thereof. Such assessment shall be a lien upon the property until it is paid. In addition, the owner of the property upon which the nuisance was located shall be subject to prosecution.

(Ord. No. 5, 2002; prior code 7.10.070; Ord. No. 8, 2015 §1, 8-11-2015)

Chemical Treatment Options:

After reviewing what other communities have used and conversations from the tree board meeting on July 20th 2023, I believe that trunk injections of the chemical insecticide *Emamectin benzoate* should be our primary option. I believe that a 3-year rotation is the most economical and has been proven to be effective. A 2-year rotation can be considered for better protection, but we should factor in the added cost. Trees as small as 6in diameter could receive trunk injections technically. However, I believe trees ranging from 10in diameter and up I would recommend focusing treatment on (some situations may warrant the treatment of smaller trees to buy us time for further planning and to slow down tree death to reduce risk). Other management plans that I have reviewed have cited that in the

long run treating smaller trees over a long period of time can become expensive in relation to services being provided by trees.

As noted in the tree board meeting and other community's plans that I have reviewed, not utilizing any neonicotinoid-based chemicals for EAB management on town property I believe reflects our towns residents' desires to protect pollinators and the environment. This would forbid the use of insecticides containing Imidacloprid and Dinotefuran on public property. CSU Extension Entomologist Melissa Schreiner spoke about the low risk to pollinators with the use of *Emamectin benzoate* as a trunk injection sitting specific research.

The possible effect on birds was noted by a member of the public and we did not have an answer at the time. Refer to the appendix for some research that I found on the subject.

Consequently, this decision limits us to only trunk injections for trees 6in diameter and larger. Any trees under this size will need to be removed.

Notification of treatment on the tree itself viewable to the public would be appreciated by our community I believe.

I don't believe the town should forbid the public from using specific insecticides on private property. The label is the law and if followed the risk should be low. I believe that public education should be our way forward for proper application of insecticides.

Detection & Monitoring

Visual survey – As we are updating our inventory of Ash trees, I am identifying any infestations. It will be important to monitor each spring to track any new infestations and throughout the year.

Resident reporting – Homeowners will play an important role in identifying infested trees on private property.

Contractor reporting – Our established tree services in the valley are aware of EAB but it will be important to gain information on the spread when they encounter new infestations on private property.

Treatment success – Just because a tree is treated doesn't mean that it will successfully take treatment. In the case that a tree starts to decline to a level deemed not High Value and becomes a safety risk it will need to be removed.

Mapping – I have been working with our GIS contractor to create a map to be available online showing the general spread of EAB in Carbondale for each season. I also hope to create a more specific map for arborists and other towns to track across public and private properties.

Communication

Residents – Continue to strengthen online, print, and radio communication with residents. Volunteer support from the tree board and others can help in this area.

Contractors – Ensure local tree services are aware of EAB and how to properly diagnose. Also, contractors that may remove trees as a side effect of other projects should be notified about EAB. (We send out a notification about EAB to contractors on file with the town recently)

Preferred Contractors – The idea of creating a preferred contractor list that residents can have as a resource would be helpful, I believe. The Roaring Fork Valley & Beyond EAB Group will be working on this together in the future.

Roaring Fork Valley & Beyond Group – Working together with other communities in the valley and beyond will be important to have consistent messaging.

Wood Handling & Utilization

Pitkin County landfill in Snowmass Village and South Canyon landfill in Glenwood Springs have been designated as official drop sites for wood debris.

- Movement of ash logs for firewood should be prohibited.
- During May August, the movement of Ash wood debris should be discouraged. As it stands currently, we are being conservative in prohibiting any movement of wood debris, even chips. This is not sustainable in the future as the infestation grows. Research has shown that if material is chipped to 1 inch and smaller the chances of bug survival is low. Therefor if material is chipped it should be good to transport to approved locations. Bigger logs will need to be transported to approved sites and further processed. As more trees need to be removed and the infestation spreads some of these concerns may lessen.

Special Planning Areas

Downtown 4th & Main

This area has many trees that are under 10in DBH. These trees live in grates with likely inconsistent irrigation and other common issues in this environment. I would suggest that the management of these trees take into consideration the downtown area and declining conditions of many other trees in grates. A long-term plan for all downtown trees in grates should be agreed upon for the future of this area.

In the short term I would suggest treating smaller ash trees 6in DBH and bigger in this area to buy us time in planning for the future. Hopefully the treatments will work and give us 3 years for planning. Some will need to come out already because they will not take treatment. These trees are likely close to their life expectancy in this environment which is usually around 19-28 years for trees in grates.

EAB is going to force us to remove trees so we should take advantage of this opportunity and plan for the future of our downtown tree canopy. We don't want to remove and replant trees, just to have to remove them again to perform infrastructure repairs or redesign in the future.

River Valley Ranch

RVR has dense plantings of ash in the ROW in many locations. Long term I would recommend phasing out a percentage of ash trees and foster diversify of tree species in the ROW. Many areas in RVR were planted heavily so replanting will not be required everywhere. I would recommend initially to treat half the Ash trees in the ROW to create a halo effect for protection and slow the spread. Treating more than half would be ok and provide better protection. I am working on identifying HVA trees to continue treating for the long run.

I will have more specifics once I get my inventory updated and can crunch some numbers for management.

Appendix:

General Criteria for Evaluating Ash Trees:

- ? Size: Tree is 10 inch DBH or greater
- ? Condition: Tree is in fair to good condition
- ? Canopy: Tree has a healthy canopy
 - Tree health is important for insecticide uptake
- ? Structure: The tree has overall good structure
 - No poor angles of attachment and has been pruned properly in the past etc..
- Health: Is the tree diseased, and/or is there evidence of EAB or other insect damage
- ? Trunk wounds present (Y/N):
 - Good intact bark is needed for trunk injection success
 - o If tree is not compartmentalizing well then omit for treatment

Consistent irrigation: Adequate water is needed during the time of treatment for trees to uptake insecticide

Will tree injections harm birds?

Quotes from a public outreach PDF titled <u>Frequently Asked Questions Regarding Potential</u> <u>Side Effects of Systemic Insecticides Used To Control Emerald Ash Borer</u>.

"In Michigan and Ohio, where EAB has been established for several years, many ash trees have been treated with systemic insecticides. There have been no reported cases of woodpecker poisoning caused by insecticides applied for control of EAB." "Imidacloprid, dinotefuran, and emamectin benzoate are much more toxic to insects than to birds that have been tested, and insecticide concentrations that have been measured in treated trees are far below the levels known to be toxic to birds."

References: (Other than persons present at Tree Board meeting on July 20th 2023)

Emerald Ash Borer: A Green Menace | Colorado State Forest Service | Colorado State University (colostate.edu)

Multistate_EAB_Insecticide_Fact_Sheet.pdf (emeraldashborer.info)

PotentialSideEffectsofEABInsecticidesFAQ.pdf (purdue.edu)

eab-management-and-response-plan_042221.pdf (fcgov.com)

636005594949670000 (longmontcolorado.gov)

Emerald Ash Borer and Other Pests | City of Boulder (bouldercolorado.gov)