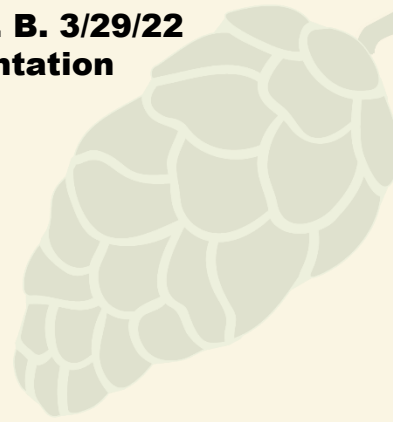


Residential Tree Code

urbanforest@milwaukieoregon.gov

503-786-7655

milwaukieoregon.gov/trees



**MILWAUKIE
URBAN FOREST**
Growing Trees
Growing Community

Code updates since 02/15 hearing

- Revisions for clarity
- Rephrasing of 'canopy standard' to 'planting standard'
- Revision of Type 2 replacement requirements to # of trees instead of equivalent DBH
- Removal of penalty language in MMC 16.32.040 and MMC 16.32.042.J to allow for situational reduction of fines

Fee updates

- Revision of Type 1 tree permit application fee from \$50 to \$0
- Revision of fee-in-lieu of replanting for private non-development from \$2000 to \$675 to match public fees
- Revisions for clarity

Questions?

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Residential Non-Development

Permit required for trees >6" diameter at breast height (DBH)

Type 1 Tree Permit No Fees

- Dead/dying/diseased
- Unmitigable infrastructure impacts
- Public safety risk
- Invasive
- Fire hazard
- Public transportation ROW projects
- Utility infrastructure or building permit
- One Healthy Tree per Year <12" DBH

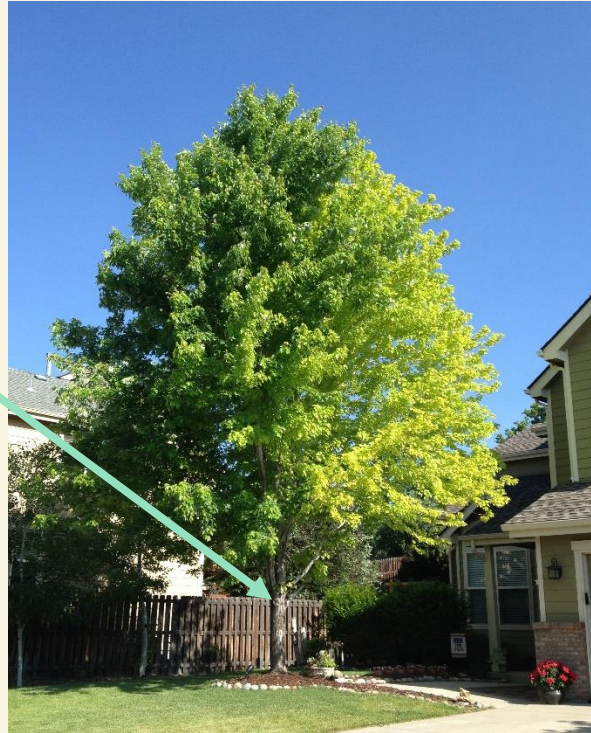
Type 2 Tree Permit Permit/Removal Fees

- Healthy tree >12" DBH
 - *Public notice required*
- More than one healthy tree >6" DBH

Replanting Requirements

- Replanting requirement for type 1 and type 2 tree removals
- Additional replanting requirements for trees >18"
- Exemption for invasive tree removal or approved thinning removal
- Fee-in-lieu of replanting option available

Residential ND Example – Type 2



Example: Type 2* - One healthy tree removal > 12'' - \$1350.00

Private Non-Development Tree Fees	Fiscal Year 2023 Fee
Residential Tree Application Fee (Type 1 and 2)	\$50.00
Healthy private tree removal fee beyond one tree per 12-month period ¹ Measurements are in diameter at breast height (DBH).	
6 to <8" DBH	\$80.00 per inch DBH
8 to <14" DBH	\$100.00 per inch DBH
14" to <20" DBH	\$150.00 per inch DBH
20" or greater	\$200.00 per inch DBH
¹ No removal fee for 1 st tree less than 12" DBH removed under type 1 permit.	
Planting and Establishment Fee in lieu of Replanting for Non-Development Private Residential Trees	\$2000.00 per tree

*Other qualifying criteria for approval

Residential Development – Preservation Standards

- Established to protect existing trees on site
- No breakdown of species priority besides additional fees for removal of rare or threatened species
- Invasive species not included
- Mitigation required if removing past 30% onsite canopy
- Significant tree credit for >12" trees

New Canopy Coverage	Mitigation Fee
<30% - 22.5%	\$4000
<22.5% - 15%	\$4000
<15% - 7.5%	\$4000
<7.5% - 0%	\$4000



30% Existing Site Canopy
Removal of tree
24% site coverage
Ex. \$4000 Mitigation Fee



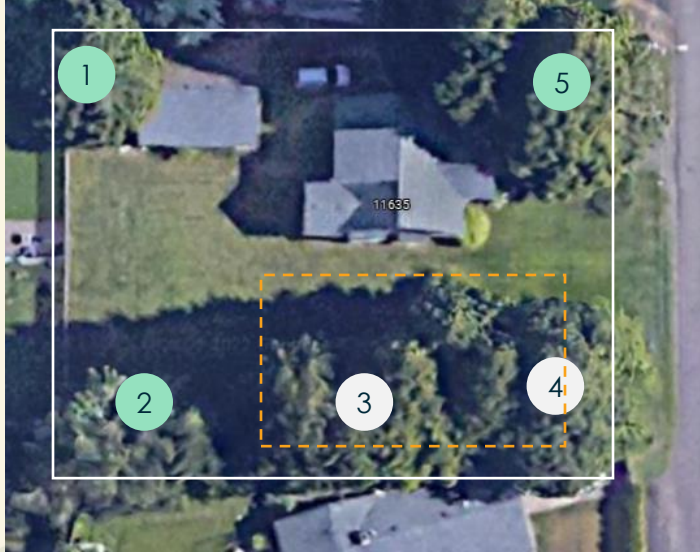
50% Existing Site Canopy
Removal of tree
20% site coverage
Ex. \$8000 Mitigation Fee



90% Existing Site Canopy
Removal of 3 trees
70% site coverage
Ex. No Mitigation Fee

Preservation Standard

SITE DESIGN A



New Canopy Coverage	Mit. Fee
<30% - 22.5%	\$4000
<22.5% - 15%	\$4000
<15% - 7.5%	\$4000
<7.5% - 0%	\$4000

Tree	DBH	Species	Existing Canopy Radius	Existing Canopy	Sig. Tree Credit	Potential Canopy Credit
1	8"	True Fir	9 ft	254 ft ²	--	--
2	10"	Washington Hawthorne	11 ft	380 ft ²	--	--
3	14"	American Elm	17 ft	907 ft ²	X 125%	1133.75
4	15"	Red Oak	18 ft	1017 ft ²	X 125%	1271.25
5	13"	Big Leaf Maple	17 ft	908 ft ²	X 125%	1135.0 ft ²
				3466 ft ² existing canopy ~35%		1769.25 ft ² Final canopy 17.7% \$8000

Significant Tree Credit:

125% for 12" to <20" DBH, 150% for >20" DBH,
175% for >36"



CITY OF MILWAUKIE



MILWAUKIE
 URBAN FOREST
 Growing Trees
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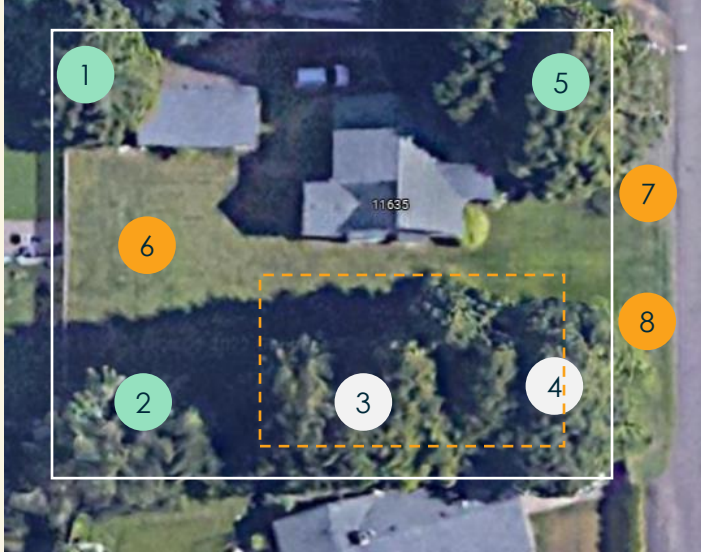
Residential Development – Canopy Standards

- Tree canopy goals of 40% canopy cover by 2040
- Canopy standards ensure **intentional preservation and planting** on development sites to achieve canopy goals
- 40% tree canopy coverage required on completed development sites through **existing tree canopy** or through **future mature canopy of new plantings**
- **Significant tree credit is given for existing trees >12"**
- \$5.00 per square foot mitigation is required if unable to meet canopy standards

Tree Location	% Canopy Credit
Existing onsite	100%
Planted onsite	75%
Existing ROW	50%
Planted ROW	50%
Sig Tree >12"	125%
Sig Tree >20"	150%
Sig Tree >36"	175%

Canopy Standard

SITE DESIGN A



In lieu of canopy fee	Mit. Fee
<40% Canopy Standard	\$5/sq ft

Tree	DBH	Species	Existing Canopy Radius	Existing Canopy	Mature Canopy	Sig. Tree Credit	Potential Canopy Credit
1	8"	True Fir	9 ft	254 ft ²	280 ft²	--	--
2	10"	Washington Hawthorne	11 ft	380 ft ²	490 ft²	--	--
3	14"	American Elm	17 ft	907 ft ²	1962 ft ²	X 125%	2452.5
4	15"	Red Oak	18 ft	1017 ft ²	1580 ft ²	X 125%	1975
5	13"	Big Leaf Maple	17 ft	908 ft ²	1962 ft ²	X 125%	2452.5 ft²
Final existing canopy							3222.5 sq ft
Tree	DBH	Species			Mature Canopy	Canopy Credit	Final Canopy
6		Pacific Madrone			710 ft²	75%	532.5 ft²
7		Eastern Redbud			452 ft²	50%	226 ft²
8		Eastern Redbud			452 ft²	50%	226 ft²
Final planted canopy							984.5 sq ft
Total site canopy							4207 sq ft 42% COVERAGE
<i>Alternative mitigation fee (\$5/sq ft x (4,000-3222.5 sf))</i>							\$3887.50

Residential Development – Protection and Soil Volume Standards

Protection Standards

- Avoid tree harm / death from construction practices
- Protection standards must be followed to obtain preservation and canopy credits
- Must submit protection plan with root protection zone, fencing, etc. **before development**
- **Performance path available** under ISA arborist guidance



Soil Volume Standards

- Ensures new planting success
- 1000 cubic feet per tree
- Must submit protection plan with root protection zone, fencing, etc. **before development**
- **New plantings must be considered**
- **Performance path available** under ISA arborist guidance

