



TREE BOARD

Milwaukie Tree Board | 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206

Board Members: Kathleen Brennan-Hunter (Chair), Ley Garnett (Secretary), Jon Brown, Alexis Barton, Olivia Padilla, Camden Mckone

Milwaukie Staff: Katie Gavares, Climate and Natural Resources Manager (staff liaison); Courtney Wilson, Urban Forester

AGENDA: April 16, 2025 | 5:45 – 7:15 p.m. | 6101 SE Johnson Creek Blvd /Online Zoom

Meeting

5:45 –5:50	Welcome and review agenda	All
5:50 –5:55	Review minutes from March	All
5:55 –6:00	Public Comments	All
6:00 –6:10	Staff Updates	Staff
6:10-6:50	Coordinating Urban Forest Management and Affordable Housing Development	Staff
6:50 –7:05	Tree Board Vice-Chair Selection	All
7:05 –7:15	Tree Board member Updates	All
7:15	Adjourn	



TREE BOARD MEETING MINUTES
6101 Johnson Creek Blvd. Milwaukie, OR 97206
4.16.2025

Hybrid / In- Person and Zoom Video Conference Meeting

Board Members Present:

Kathleen Hunter-Brenner
Ley Garnett
Camden Mckone
Jon Brown

Board Members Absent:

Ley Garnett
Alexis Barton
Olivia Padilla

Guest:

None

Staff Members Present:

Courtney Wilson, Urban Forester
Katie Gavares, Climate and Natural Resources Manager

MEETING NOTES

Courtney Wilson, Urban Forester, and Katie Gavares, Climate and Natural Resources Manager, shared staff updates. Katie shared that the Tree Code amendments are now in effect and reflected in outreach materials and the GovBuilt permitting software. Recruitment for the new tree board member is underway, eight applicants were received and interviews will be taking place in May. The new member's term will begin July 2025.

Staff are working with North Clackamas Parks and Recreation District (NCPRD) and Clackamas Water Environmental Services (WES) on regional EAB management coordination efforts. Priority next steps include developing the Programmatic Tree Permit application for NCPRD to use while managing Ash trees in maintained parks and planning a rapid risk assessment inventory of public Ash trees. Finally, the Oregon Department of Forestry (ODF) grant timeline has continued to be delayed. Tree Board's 2025 work plan calendar has been updated to reflect the changing timeline.

Courtney and Katie shared the challenges they are noticing relating to tree loss during development. Based on data from the past 3 years of development permits, 2/3 of developments have elected to preserve trees opposed to removal. While this number

sounds promising, it doesn't account for the allowable tree removal above 30% canopy per lot. Board members discussed the need to identify the Tree Code's target preservation goal, as 100% preservation doesn't seem like a reasonable goal.

Board members suggested additional awareness raising efforts to encourage greater tree preservation. One idea included developing a similar program to Milwaukie's Home Energy Score program to communicate statistics about the health and future values of the trees. Providing these statistics to prospective home owners could influence market decisions and create an additional incentive for developers to preserve trees. Another idea included providing developers with a tree code specific pre-application conference to provide detailed information on how to preserve trees during construction before any plans were developed.

Board members also discussed the benefits and barriers of requiring performance bonds for preserved and newly planted trees. The limited banks in the region that offer this service was noted as a significant barrier. A potential strategy is outreach to encourage local credit unions to offer this service.

As many board members were not present, a vice-chair was not selected in this meeting.

The Board Meeting concluded at 7:15 pm.



CITY OF MILWAUKIE

Tree Board

April 16, 2025

Katie Gavares

Climate and Natural Resources Manager

Courtney Wilson

Urban Forester



Agenda



- 5:45 –5:50 Welcome and Introduction
- 5:50 –5:55 Review minutes from March
- 5:55 –6:00 Public Comments
- 6:00 –6:10 Staff Updates
- 6:10-6:45 Coordinating Urban Forest Management and Affordable Housing Development
- 6:45- 7:00 Vice-Chair selection
- 7:00- 7:15 Tree Board member updates

2025 Calendar Updates



	Original Calendar	UPDATED Calendar
January 2025	Priority Setting	Priority Setting
February 2025	Roadmap for 2025 Priorities	Roadmap for 2025 Priorities
March 2025	Milwaukie Tree List	Milwaukie Tree List
April 2025	Urban Forestry Outreach and Engagement Planning	Coordinating Urban Forestry Management and Affordable Housing Development
May 2025	Analysis of Milwaukie's tree canopy	Analysis of Milwaukie's tree canopy
June 2025	Strategies to reach 40% tree canopy	Strategies to reach 40% tree canopy
July 2024	Strategies to reach 40% tree canopy (cont.)	Urban Forestry Outreach and Engagement
August 2025	SUMMER BREAK	SUMMER BREAK
September 2024	UFMP Equity Implementation Plan	Strategies to reach 40% tree canopy (cont.)
October 2025	Takeaways from Summer Engagement	UFMP Equity Implementation Plan
November 2025	UFMP Equity Implementation Plan (cont.)	Takeaways from Summer Engagement
December 2025	WINTER BREAK	WINTER BREAK

Staff Updates



- Recent Tree Code changes now in effect
- Update on recruitment for new Tree Board member
- EAB meeting with NCPRD
- ODF Grant Update
- Follow up from March Tree Board meeting

Coordinating Urban Forestry & Affordable Housing



Goal of ongoing coordination

- De-link the perceived conflict between increasing housing stock and increasing canopy coverage.

Today's goals

- Review intentional coordination between urban forest management and affordable housing development
- Understand current challenges staff are experiencing with private development tree loss
- Feedback from Tree Board on opportunities to make needed changes while maintaining alignment

Affordable Housing Goals Recap



Milwaukee's Affordable Housing Goals

1. Increase housing supply by developing new units
 - Ex Strategy: Financing, construction costs, local and state programs, building codes, and land use regulation requirements can make it costlier to build houses of all types and can limit supply. Changing requirements can reduce the cost of building housing, which in turn promotes more housing supply and long-term affordability.
 - *Tree Permit Development Fees marginally increase cost of development*
2. Prevent displacement to existing residents by keeping affordable units affordable
3. Connect people to existing affordable housing resources

Affordable Housing Goals Recap



Additional National Context

- Tariffs will affect the prices of construction costs for homebuilders, and subsequently insurance companies that cover customers who have lost their homes in extreme weather events.
- The aggressive immigration policies are pushing immigrant workers in the construction industry out of the country, which would also increase the price of building a home.

Development Tree Code Recap



- Only applies to residential zones (R-MD/R-HD) of the city where an additional dwelling unit is being constructed (new build or expansion of existing building footprint)
 - Home additions, deck installation, demolition, and development in commercial areas are exempt
- Four key standards must be met:
 - **Preservation standard:** preserving existing trees on site
 - **Planting standard:** planting back trees on the site to meet 40% canopy cover
 - **Protection standard:** protecting existing trees on site
 - **Soil volume standard:** protecting future planting spaces on site
- Mitigation may apply
 - Up to \$16,000 in preservation standard mitigation fees may apply to projects that remove all on site trees
 - Example: A lot with 44% of existing canopy coverage is opting to remove 40% canopy, dropping down to 4% coverage. They will pay a \$16,000 preservation standard mitigation fee. Mitigation fees are not based on tree DBH.
 - \$5/sq foot of planting standard mitigation fee for lacking canopy coverage needed to meet 40%
 - Example: 10,000 sq foot lot needs 4,000 sq ft of canopy to meet 40%. If the applicant opts to not plant at all, they will pay a \$20,000 planting standard mitigation fee.

Urban Forestry Staff Challenges



Challenges between development fees and trees loss

- Developments that have been subject to development tree code since 2022 = ~29 permits
 - 8 developments opted to pay preservation mitigation fee rather than preserve existing trees
 - 2 development opted to pay planting mitigation fee rather than replant back to 40%
 - \$90,596 invoiced from development mitigation fees
- Takeaways
 - Only 29 developments in the last 3 years were covered under Private Residential Tree Code. Additional loss taking place in mixed use, commercial, downtown, and industrial zoned areas.
 - None of the development permits qualified for affordable housing.
 - Bonding for new tree planting and preservation pose a barrier to developers.
 - Newly planted trees are bonded at \$3,500 per tree and are held for 5 years
 - Preserved trees are bonded at \$3,500 per tree and are held for 3 years
 - Not many companies offer bonds for trees

Brainstormed Solutions and Feedback



Increase development permit fees

- Revenue could cover public tree planting goals.
- Challenging to set a fee high enough that it would be a compelling barrier for the developer while not being a barrier to Milwaukie's affordable housing goal #1

Decrease barriers for tree preservation during development

- Reconsider Performance Bonds
- Offer Tree Permit Pre-Application Conferences

Thank you!

Katie Gavares

Climate and Natural Resources Manager

GavaresK@milwaukieoregon.gov

503-786-7668

Courtney Wilson

Urban Forester

WilsonC@milwaukieoregon.gov

503-786-7655

Learn more at
milwaukieoregon.gov/trees

