



CITY OF OREGON CITY

PLANNING COMMISSION WORK SESSION

AGENDA

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Monday, November 14, 2022 at 6:00 PM

This meeting will be held in person and online via Zoom; please contact ocplanning@orcify.org for the meeting link.

CALL TO ORDER

DISCUSSION

1. Presentation of the 2022-23 Street Tree Minor Code Amendment project

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments.

Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: *The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.*



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Planning Commission **Agenda Date:** 11/14/2022
From: Jude Thaddaeus, Assistant Planner, Community Development

SUBJECT:

Presentation of the 2022-23 Street Tree Minor Code Amendment project

STAFF RECOMMENDATION:

Planning Commission to provide feedback in light of Citizen Involvement Committee, Natural Resources Committee, and public comments so far.

EXECUTIVE SUMMARY:

The NRC has recommended changes to the Oregon City Municipal Code and permitting process for street trees in planting strips 3 feet wide or less. Property owners with street trees in planting strips 3 feet wide or less would no longer be required to replace them, or pay a fee in lieu of replacement under the new suggested Code. Property owners with such planting strips who wish to replace their street trees, can still select from the Street Tree Species List that was adopted by the City Commission on August 17, 2022. Another minor code update clarifying the minimum caliper size required for replacement trees in cases where the original trees were deemed diseased or hazardous by a Certified Arborist Report, will also be added.

BACKGROUND:

Before 2001, many subdivisions in Oregon City were developed with street tree planting strips that were too narrow for the trees planted in them. In many cases, these trees' roots required more than their narrow strips - often 3 feet wide or less - to grow and succeed. As a result, many street trees began to die prematurely or grow hazardous as they matured. Sometimes their roots buckled the sidewalk nearby. This would create mobility hazards for sidewalk users, particularly for people with disabilities. It also required property owners to pay significant costs to repair their sidewalks.

In 2001, Oregon City partially corrected this by requiring all new subdivisions to install street tree planting strips that were 4.5 feet wide or more. Oregon City's Street Tree Removal and Replacement Permit process has also grown to accommodate people with street trees in these kinds of circumstances. It currently requires one-for-one

removal and replacement when trees are deemed dead, diseased, hazardous, or buckle the sidewalk.

On June 7th, 2022, the Natural Resources Committee called for changes to the Street Tree Species List to limit street tree replanting to species that would, among other things, help prevent sidewalk buckling and other tree-related hazards. In that same meeting, the Natural Resources Committee also recommended that the City Commission consider changing the Street Tree Code to no longer require property owners to replace - or pay a fee-in-lieu - street trees removed from planting strips 3 feet wide or less.

On August 17th, 2022, the Oregon City Commission approved the Natural Resources Committee's revised Street Tree Species List and directed the Community Development Department to begin the public communication process for the new street tree removal permit code project.

Staff has developed a Workplan to guide the public communication, legislative processes, and codification of the recommended code changes.

The preliminary workplan is as follows, and includes a rough timeline:

1. **Formal direction from City Commission based on NRC recommendations** (August 2022)
2. **Communications Plan** (Autumn 2022)
 - Public Outreach
 - [Project Page](#) (including tree permit link) w/narrative and space for [public comment](#).
 - Email, social media, flyer, monthly Trail News campaign
 - Commission/Committee Outreach
 - Send emails to Chamber, DSG, others
 - CIC Presentation, NRC update, Planning Commission work session.
3. **City Commission work session after survey & public outreach** (Winter 2023)
 - Present the results of outreach and public comments.
4. **Legislative Land Use process** (Spring 2023)
 - Communication/outreach procedures as needed
 - Process Legislative Update (PC & CC hearings)

OPTIONS:

1. Provide Planning Commission feedback on the 2022-23 Street Tree Minor Code Amendment Project, in light of public comments and CIC/NRC feedback to date.



2022-23 Street Tree Minor Code Amendment Project:

Public Comments

This page shows analysis of submitted data as of November 3, 2022

#	Submitted Date	Comment	Email
1	10/6/2022	I firmly believe that the City needs to start placing power lines underground. Not only is it an aesthetic issue, but it is also a tree issue because the trees are then trimmed and look horrible. I understand high voltage wires are cost-prohibitive, but the lower wattage lines could be placed underground. This is something the City needs to start addressing. I see it occurring in Happy Valley, Wilsonville and Woodburn.	bob.mulkey@ams-nw.com
2	10/10/2022	Please add the option of retaining existing mature trees through the act of meandering a sidewalk around a tree in an effort to provide space for future growth and the necessary right of way adjustment.	dirkintl@hotmail.com
3	10/11/2022	This is a needed change!	joan.mathews@comcast.net
4	10/14/2022	I do not like the change that allows people to not have trees in their planting strips. I think this is just changing the code to fit what is already happening. We have had people remove trees in our neighborhood and it looks much worse. Frankly, it would be nice if there was code that provided for cohesive kinds of trees in a neighborhood. Our neighborhood has 3-4 different kinds of trees and it looks goofy. Also - PLEASE ADD PHOTOS OF THE TREES TO YOUR APPROVED STREET TREE LIST!!	Todd.Last@comcast.net
5	10/21/2022	Please sign us up for updates! -Ben & Ingrid Boozer, Vista Tree Service (out of OC :)	contact@vistatreeservice.biz



Planning Division
Community Development

2022-23 Street Tree Minor Code Amendment



Jude Thaddaeus - Assistant Planner

The Problem

→ Before 2001

Subdivisions in Oregon City built planting strips that were too narrow for the trees planted in them.

→ Since then

Many street tree roots in these subdivisions have lifted, cracked, & buckled sidewalks as they've grown.

→ Resulting in

Mobility hazards (especially people with disabilities), and expensive repairs for property owners.

→ Intermediate Fixes

After 2001, new subdivisions require 4.5' planting strips. August 2022 new street tree species list adopted.



Proposed Amendments

From the Natural Resources Committee

→ Replanting

Remove replanting requirements for planting strips 3 feet wide or less.

→ Fee in Lieu

Remove fees-in-lieu of replanting for planting strips 3 feet wide or less.

→ Clarify the Code

Specify replacement tree caliper size requirements for diseased or hazardous trees removed from planting strips wider than 3 feet.

→ Encouraging

We will continue to encourage property owners with strips 3 feet wide or less to replant appropriate trees from the newly adopted Street Tree Species List, or use other existing mitigation options if they wish.

Impacts

Streamlined tree permit process with eliminated replanting costs in these cases..

Reduced future risk of mobility hazards.

Reduced future risk of infrastructure damage.

Anticipated Timeline

Autumn 2022

Public Information Campaign

- Monthly e-Trail News blasts
- Trail News articles
- [Project Webpage](#) w/[Comments](#)

Spring 2023

City Commission Decision

2022

2023

Winter 2023

Legislative Hearings

What people are saying

"Please add the option of retaining existing mature trees through the act of meandering a sidewalk around a tree in an effort to provide space for future growth and the necessary right of way adjustment."

10/10/22

"This is a needed change!"

10/11/22

"I do not like the change... this is just changing the code to fit what is already happening. We have had people remove trees in our neighborhood and it looks much worse."

10/14/22

Questions?

Comments?

Concerns?

General Feedback?
