



CITY OF OREGON CITY

NATURAL RESOURCES COMMITTEE

AGENDA

Virtual Meeting

Wednesday, February 10, 2021 at 6:00 PM

CALL TO ORDER

ADOPTION OF THE AGENDA

Committee members have the opportunity to move items to New Business/Discussion Items from Communications if they are interested in discussion. The Committee may also add an item to the agenda with the consensus of the Committee.

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. The Chair has the discretion to waive limitations. Prior to speaking, citizens shall complete a comment form and deliver it to the Staff Member. The Natural Resources Committee does not generally engage in dialog with those making comments but may refer the issue to the City Manager.

NEW BUSINESS/DISCUSSION ITEMS

- [1.](#) 2020 Heritage Tree Nominations

OLD BUSINESS

- [2.](#) Agenda Item 4. Review and Update of the NRC Workplan for Biennium 2021-2023

COMMUNICATIONS

Heritage Tree Advocacy Award, OC2040 Update, Thimble Creek

FUTURE AGENDA ITEMS

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: Natural Resources Committee
From: Senior Planner Pete Walter

Agenda Date: 02/10/2021

SUBJECT:

2020 Heritage Tree Nominations

STAFF RECOMMENDATION:

Review the 2020 Heritage Tree Nominations and make a recommendation to the City Commission.

BACKGROUND:

Dorothy (Didi) Dahlsrud submitted two nominations for heritage trees in 2020. The first is for a Camperdown Elm located on her property at 415 Dewey St in Oregon City. The second nomination is for a Camperdown Elm located in a burial plot in Mountainview Cemetery.

Ms. Dahlsrud submitted a third nomination for a Camperdown Elm, also located in Mountainview Cemetery, on February 4, 2021. Per OCMC 12.32, all nominations for 2020 were required to be submitted by December 31, 2020. However, due to the small number of submittals for 2020, staff has no objection to including the third tree in the 2020 nominations.

Following NRC's recommendation, both nominations for Mountainview Cemetery will require further review and recommendation from PRAC, with input from Parks staff, prior to forwarding to the City Commission.

To be nominated as a heritage tree, a tree must meet the requirements in OCMC 12.32

(Attached). The criteria are:

- A. Heritage criteria (at least one heritage criterion must be met):
 - 1. The tree or stand of trees is associated with events that have made a significant contribution to the broad pattern of Oregon City's history; or
 - 2. The tree or stand of trees is associated with the life of a person or group of historic significance to Oregon City; or

3. The tree or stand of trees represents a significant and distinguishable presence within Oregon City; or
 4. The tree or stand of trees has age, size, or species significance (horticultural or ecological), which contributes to Oregon City's heritage status;
- B. Site and Condition Criteria (all criteria must be satisfied):
1. The tree species is not listed as invasive on any regionally accepted plant list;
 2. If the proposed heritage tree or stand is located on private property or on public property owned by a public agency other than the city of Oregon City, the property owner or, if the tree or stand of trees is located on a public right-of-way, the abutting private property owner consents to the designation and agrees to sign a protective covenant.

Please see attached nomination applications for further details.

OPTIONS:

1. Recommend approval of the nominations as proposed.
2. Recommend approval of some of the nominations.
3. Do not recommend approval of the nominations.

Chapter 12.32 - HERITAGE TREES^[5]

Footnotes:

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Editor's note— Ord. No. 19-1016, § 1, adopted November 6, 2019, repealed the former Chapter 12.32, §§ 12.32.010—12.32.080, and enacted a new Chapter 12.32 as set out herein. The former Chapter 12.32 pertained to similar subject matter and derived from Ord. No. 16-1002, adopted February 17, 2016.

12.32.010 - Purpose.

- A. The purpose of this chapter is to recognize, foster appreciation and provide for voluntary protection of certain trees, because their age, species, natural resource value, ecological or horticultural value, or historical association, are of special importance to the city. These trees may grow on private or public property.
- B. In particular, the following trees are considered significant, and therefore will be eligible for heritage tree nomination in Oregon City, if they meet the minimum size requirements of the table below:

Tree Eligibility Based on Size

Common Name	Species	Size (d.b.h)*
Oregon White Oak	Quercus garryana	8"
Douglas Fir	Pseudotsuga menziesii	18"
Western Red Cedar	Thuja plicata	12"
Ponderosa Pine	Pinus ponderosa	12"
Western Yew	Taxus brevifolia	6"
Pacific Dogwood	Cornus nuttallii	5"
Other broadleaf tree species		20"
Other conifer trees		20"
*d.b.h = Diameter at breast height, means a measurement of the trunk or stem diameter of a mature tree at a height four and one-half feet above the ground level at the base of the tree.		

(Ord. No. 19-1016, § 1, 11-6-2019)

12.32.020 - Definitions.

For the purposes of this chapter the following definitions are used:

"Diseased tree" means a tree that has a naturally occurring disease that is expected to kill the tree, or which harbors communicable diseases or insects of a type that could infest and cause the decline of adjacent or nearby trees as determined by a certified arborist, forester or horticulturist.

"Hazardous tree" means a tree that presents a significant risk to life or property as determined by a certified arborist, forester, or horticulturalist. An otherwise healthy tree that may become a hazard to a proposed future development shall not be considered a hazardous tree. Hazardous trees may include, but are not limited to dead, diseased, broken, split, cracked, leaning, and uprooted trees. A tree harboring communicable diseases or insects of a type that could infest and cause the decline of adjacent or nearby trees may also be identified as a hazardous tree.

"Heritage stand" means a group of two or more trees that have been designated by the city as having unique importance, subject to the heritage tree regulations of OCMC 12.32.

"Heritage tree" means a tree that has been designated by the city as having unique importance, and subject to the heritage tree regulations of OCMC 12.32. Where a grouping of two or more heritage trees has been so designated, the term "heritage stand" may be used.

"Imminent hazard tree" means a hazardous tree, all or more than thirty percent of which has already fallen or is estimated to fall within seventy-two hours into the public right-of-way or onto a target that cannot be protected, restricted, moved, or removed. (See also Tree, hazard.) Determination of imminent hazard may be made by the city of Oregon City public works or emergency personnel, a PGE forester, or a certified arborist.

"Native tree" or "native tree stand" refers to a regulated native tree or stand of trees that are defined as such on regionally recognized plant lists. Significant native trees are those that contribute to the landscape character of the area.

"Tree stand" means a stand of three or more trees which together create a mutual canopy continuous over eighty or more percent of the area within the boundaries of the stand.

(Ord. No. 19-1016, § 1, 11-6-2019)

12.32.030 - Nomination and review process.

All nominations require approval of the city commission.

- A. A tree or stand of trees may be nominated for consideration as a heritage tree or heritage stand by any citizen. The tree or stand of trees may be located anywhere in the city, regardless of whether the property is public or private, or if it is within a right-of-way.
- B. Completed heritage tree nominations shall be submitted by December 31, and nominations announced prior to or concurrent with the proclamation of Arbor Day.
- C. The community development director shall schedule all nominations for review by the natural resources committee at a regularly scheduled meeting, with notice to the general public, applicant, consenting property owner, abutting property owner, parks and recreation advisory committee, and the chair of any recognized neighborhood association in which the tree or stand is located as applicable.
- D. The community development director shall prepare a staff report that analyzes the nomination pursuant to the criteria in this chapter and shall include a staff recommendation to support or not support the nomination.

- E. The natural resources committee shall review the nomination and staff report at a regular meeting and make a recommendation regarding the nomination to the city commission. In the absence of a functioning natural resources committee then the community development director shall forward the nomination directly to the city commission.
- F. The city commission shall make the final decision on all nominations forwarded to them by the natural resources committee at a public meeting.
- G. Notice of the city commission meeting shall be provided to the general public, the nominating applicant, natural resources committee, the property owner or abutting property owner (if located on city right-of-way), the chair of any recognized neighborhood association in which the tree or stand is located, and the parks and recreation advisory committee, if applicable.
- H. After considering the recommendation and any testimony by interested persons or groups, the city commission shall vote to approve or deny the nomination.
- I. Notice of the city commission's decision shall be provided to the NRC, property owner, abutting property owner, and the parks and recreation advisory committee as applicable.

(Ord. No. 19-1016, § 1, 11-6-2019)

12.32.040 - Consent of owner.

Consent of the property owner or jurisdiction responsible for maintenance of the tree proposed for designation shall be required, pursuant to the following provisions.

- A. Nominations for trees or tree stands on city-owned property, other than right-of-way, may be submitted by any citizen of Oregon City and the city commission shall make the final decision following the general procedure identified in Section 12.32.030 above. If the nomination is for a city park, the parks and recreation advisory committee shall also review the nomination and provide an advisory opinion prior to the natural resources committee recommendation to the city commission.
- B. Nominations for trees or tree stands located in city public rights-of-way, including alleys, require the consent of the abutting property owner responsible for the care and maintenance of the nominated tree pursuant to OCMC 12.08.
- C. Nominations for trees or tree stands on property owned by other public agencies that are not the city (for example, Clackamas County, the Oregon Department of Transportation, Urban Renewal Agency), shall require the written consent of the applicable public agency before the nomination is considered by the city.
- D. Nominations for trees or tree stands located on private property may only be submitted by the property owner or if accompanied by the property owner's written consent.

(Ord. No. 19-1016, § 1, 11-6-2019)

12.32.050 - Nomination submittal requirements.

- A. Trees and stands of trees shall be nominated by completing a form provided by the community development director and attaching the required information.
- B. For individual trees, the applicant shall provide, at a minimum, the approximate height, canopy spread, diameter, approximate age, species, and condition of the tree, if known. For a stand of trees, the nomination shall be accompanied by sufficient information to describe the overall condition of the stand.
- C. The nomination shall include a narrative explaining how the tree or stand of trees meets the review criteria identified in Section 12.32.050 of this chapter.

- D. The nomination shall be accompanied by the written consent of the property owner or agency as described in Section 12.32.030(B) of this chapter.
- E. The community development director may request further information from the applicant to support the nomination request.

(Ord. No. 19-1016, § 1, 11-6-2019)

12.32.060 - Designation.

Following approval by the city commission, the designation shall be completed pursuant to the following procedures:

- A. For private property, the designation shall be complete upon the property owner's execution of a restrictive covenant running with the land for the benefit of the city and suitable for recordation by the city. The covenant shall describe the subject property, generally describe the location of the heritage tree or stand of trees, and covenant that the tree or stand of trees is protected as a "heritage tree" or "heritage stand" by the city of Oregon City and therefore subject to special protection as provided in this chapter.
- B. If the tree or stand of trees is located on city right-of-way, the designation shall be complete upon the staff's listing of the tree or stand of trees on the city of Oregon City heritage tree and stand records and official maps. The city shall condition any future property owner-requested vacation of the public right-of-way upon the execution of a protective covenant in accordance with subsection A, above, which shall be recorded by the city upon the vacation of the right-of-way.
- C. For designation of heritage trees and stands on city parks and other city owned property, the designation shall be complete upon the city commission's approval of the nomination and any documents determined by the commission to be legally necessary to ensure the preservation of the heritage tree or stand of trees, whether this be in the form of a restrictive covenant, or other instrument or agreement applicable to the specific site.
- D. For designation of heritage trees and stands on public property or right-of-way other than city property or right-of-way, the designation shall be complete upon the city commission's approval of the nomination and any documents determined by the commission to be legally necessary to ensure the preservation of the heritage tree or stand of trees, whether this be in the form of a restrictive covenant, or other instrument or agreement applicable to the specific site.

(Ord. No. 19-1016, § 1, 11-6-2019)

12.32.070 - Criteria for designation.

The city commission may designate a tree or stand of trees as a heritage tree or heritage stand if the commission determines that the tree or stand of trees is consistent with a positive balance of the factors set forth below.

- A. Heritage criteria (at least one heritage criterion must be met):
 - 1. The tree or stand of trees is associated with events that have made a significant contribution to the broad pattern of Oregon City's history;
 - 2. The tree or stand of trees is associated with the life of a person or group of historic significance to Oregon City;
 - 3. The tree or stand of trees represents a significant and distinguishable presence within Oregon City; or

4. The tree or stand of trees has age, size, or species significance (horticultural or ecological), which contributes to Oregon City's heritage status.
- B. Site and condition criteria (all criteria must be satisfied):
1. The tree species is not listed as invasive on any regionally accepted plant list;
 2. If the proposed heritage tree or stand is located on private property or on public property owned by a public agency other than the city of Oregon City, the property owner or, if the tree or stand of trees is located on a public right-of-way, the abutting private property owner consents to the designation and agrees to sign a protective covenant.

(Ord. No. 19-1016, § 1, 11-6-2019)

12.32.080 - Protection of heritage trees and stands.

- A. No heritage tree or stand may be removed, topped, or otherwise altered unless permitted by this section.
- B. An application to remove a heritage tree or stand shall demonstrate that the burden imposed on the property owner, or, if the tree is located within the public right-of-way under city jurisdiction, then the burden imposed on the city by the continued presence of the tree, outweighs the public benefit provided by the tree. For the purposes of making this determination, the following tree impacts shall not be considered unreasonable burdens on the property owner, or if appropriate, the city:
1. View obstruction;
 2. Routine pruning, leaf raking and other maintenance activities; and
 3. Infrastructure impacts or tree hazards that can be controlled or avoided by appropriate pruning or maintenance.
- C. Replacement. If the heritage tree is permitted to be removed due to poor health or hazard as determined by the city, the applicant shall be required to mitigate for the loss of the tree pursuant to the following priorities:
1. Replanting On-Site. Replacement trees shall measure a minimum of two-inch caliper. Priority shall be to plant larger caliper trees if practicable provided that the equivalent number of overall caliper inches is planted. For example:
 Eighteen inches of replacement trees required equals:
 Priority 1) Four by four-inch caliper trees, + one two-inch caliper tree.
 Priority 2) Six by three-inch caliper trees.
 Priority 3) Nine by two-inch caliper trees.

Table 12.32.080 Heritage Tree Replacement Requirements

Size of Tree Removed (DBH)	Number of 2" Trees to be Planted/Total Caliper Inches Required
6 to 12"	3 (6")
13 to 18"	6 (12")

19 to 24"	9 (18")
25 to 30"	12 (24")
31 and over"	15 (30")

2. Replanting Off-Site. If site constraints do not permit the planting of all mitigation trees on-site, alternative off-site planting areas may be considered and approved by the community development director.
- D. The removal of or damage to a heritage tree or stand in violation of this chapter shall constitute a civil infraction, subject to the code enforcement procedures of Chapter 1.16 and/or Chapter 1.20, except that the penalty for unlawful removal of a heritage tree shall be six hundred dollars for each tree removed or damaged.
- E. Native heritage trees that are removed shall be replaced with native tree species.

(Ord. No. 19-1016, § 1, 11-6-2019)

12.32.090 - Recognition of heritage trees and stands.

- A. A heritage tree plaque may be designed and furnished by the city to the property owner or, if the tree is in the public right-of-way, to the appropriate city official, of a designated heritage tree or stand. The city may charge a fee to cover the costs of the providing the plaque. The plaque shall be posted at a location at or near the heritage tree or stand and, if feasible, visible from a public right-of-way.
- B. The community development director shall maintain a list and map of designated heritage trees and stands.

(Ord. No. 19-1016, § 1, 11-6-2019)

12.32.100 - Removal of heritage tree or stand designation.

A designated heritage tree or stand may have that designation removed if the tree or stand dies or is removed pursuant to this chapter. The natural resources committee, parks and recreation advisory committee, and city commission shall be notified of the pending de-designation prior to the removal as applicable. If removed from private property, the city shall record a document extinguishing the covenant.

(Ord. No. 19-1016, § 1, 11-6-2019)



OREGON CITY

Community Development Department

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

HERITAGE TREE OR STAND NOMINATION FORM

12.32.010 - Purpose.

A. The purpose of this chapter is to recognize, foster appreciation and provide for voluntary protection of certain trees, because their age, species, natural resource value, ecological or horticultural value, or historical association, are of special importance to the city. These trees may grow on private or public property.

Site Address: 415 Dewey Street Oregon City, OR 97045
Clackamas County Map and Tax Lot(s): 22E32CC02400
062-002

Nominator(s):

Nominator(s) Signature: _____

Nominator(s) Name Printed: _____ Date: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Property Owner(s):

Property Owner(s) Signature: Dorothy

Property Owner(s) Name Printed: Dorothy I. Dahlrud Date: 6/01/2020

Mailing Address: 415 Dewey Street, Oregon City, OR 97045

Phone: 503-502-0610 Fax: _____ Email: _____

dorothydahlrud@gmail.com

Ownership Type:

- ☒ Private Property
☒ Public Tree in the Right-of-Way (Abutting owner is responsible and must consent to nomination)
☐ Public Property
☐ City-Owned Park ☐ County-Owned ☐ Metro
☐ Other _____

OWNER CONSENT AND UNDERSTANDING. Signature below indicates that the owner has read and understands the requirements for heritage tree designation and protection as described in section OCMC 12.32, consents to the nomination, and agrees to subject the property to a restrictive covenant or other legal document to assure protection and replacement of the heritage tree or trees in the event of removal.

Owner Signature(s)

STAFF USE ONLY:



OREGON CITY

Community Development Department

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

TREE SPECIES, SIZE AND CONDITION

Tree	Species	DBH* (inches)	Height (ft)	Canopy Spread (ft)
1.	Camperdown Elm Tree	61"	17'	16'
2.	(Ulmbsglabra)			
3.				
4.				
5.				
6.				

*DBH = Diameter at Breast Height, which is the diameter of the trunk measured 4.5' above the ground.

TREE CONDITION. Although optional, it is strongly recommended that the nomination include an assessment of the tree's health and any potentially hazardous conditions that may be present.

Tree	Condition
1.	Excellent - Sense of Place Permaculture
2.	LCB # 8195
3.	
4.	
5.	
6.	

CRITERIA FOR DESIGNATION

☐ Please include a detailed explanation why the nominated tree or stand is consistent with the Criteria for Designation in OCMC 12.32.070. Attach additional sheets as needed.

☐ A. Heritage criteria (at least one heritage criterion must be met).

☐ B. Site and Condition Criteria (all criteria must be satisfied)

☐ **SITE PLAN.** Please identify the location of the tree or grove on a site plan and attach.

☐ **PHOTOGRAPHS.** Please provide current photos of the tree or trees. These may be emailed to the Planning Division at planning@orc.org. Please include "heritage tree photos" in subject line.

STAFF USE ONLY:

Pursuant to Oregon City Municipal Code 12.32 - Heritage Trees



Arborist Report

By Nick Bezzerides

Sense of Place Permaculture, LLC

ISA Certification #MW4383A

LCB#8795

Ph#971-344-0810

To Whom It May Concern,

On Friday, 3/27/2020, I started health treatments for the Camperdown elm (*Ulmus glabra* 'Camperdownii') at 415 Dewey Street, Oregon City, currently under the care of property owner Dorothy Dahlsrud. The Camperdown elm is uncommon in Portland, and while not an exceptional regional specimen, this one is quite spectacular and unusual for Oregon City.

The root collar and area within the dripline of the tree had been buried by extensive mulch applications. Wounding on the trunk showed evidence of bacterial wetwood (oozing, white staining). Several dead branches had extensive decay, and the property owner was concerned about overall tree vigor.

Using a compressed air excavation tool, I exposed the root collar of the tree and re-established appropriate grade and drainage. Landscape fabric under the tree dripline was removed to allow soil decompaction using the compressed air tool, and to restore free movement of water and nutrients to the roots of the tree.

Additional treatments included pruning to remove deadwood, and trunk application of phosphite, a systemic fungicide/tree immune system booster.

Growth this spring has been spectacular and treatments appear to have given tree a jump start to renewed health. Additional pruning to improve canopy airflow is warranted in 1-2 years, after tree has improved energy balance and stored reserves to aid in healing after pruning cuts.

Sincerely,

Nick Bezzerides

Camperdown Elm Tree – *Ulmus glabra*

The Wych Elm cultivar *Ulmus glabra* 'Camperdownii', commonly known as the **Camperdown Elm**, was discovered about 1835–1840 (often mis-stated as '1640') as a young contorted elm (a sport) growing in the forest at Camperdown House, in Dundee, Scotland, by the Earl of Camperdown's head forester, David Taylor. The young tree was lifted and replanted within the gardens of Camperdown House where it remains to this day. The original tree, which grows on its own roots, is less than 3 m tall, with a weeping habit and contorted branch structure. The earl's gardener is said to have produced the first of what are commonly recognised as Camperdown elms by grafting a cutting to the trunk of a wych elm (*U. glabra*).

The history of the Camperdown elm started over 100 years ago in Scotland. In 1835, a forester for the Earl of Camperdown found an elm tree growing with contorted branches in Dundee, Scotland. He transplanted the young tree within the gardens of Camperdown House, where it still stands under 9 feet tall with a weeping habit and contorted structure. Later, he grafted branches of it to other elms, producing the Camperdown weeping elm cultivar. Camperdown Elm Tree Care You can grow your own Camperdown weeping elm if you live in a mild to cool climate. The tree thrives in U.S. Department of Agriculture plant hardiness zones 5 through 7. Carefully selecting a planting site reduces the Camperdown elm tree care required to keep the tree happy and healthy. Position it in a location that gets full sun and offers moist, sandy, alkaline soil. Camperdown elm tree care includes generous and regular irrigation, especially in times of drought. You'll also have to spray it often to keep off leaf miners. The trees can contract Dutch Elm disease, though this doesn't happen very often in this country.

Camperdown is a weeping elm tree with gorgeous twisted branches and dense foliage. Camperdown elm information tells us that the tree only grows to 25 feet tall, but can spread even wider than its height. The tree you'll find in commerce in this country is generally a Camperdown weeping elm crown grafted to an *Ulmus americana* rootstock. Camperdown elm information gives you an idea of why the tree is so popular. Its crown is domed and dense, and the twisted, root-like branches, thick with green foliage, droop to the ground if left unpruned. In spring, Camperdown weeping elm trees are covered with blossoms. Although the flowers are small and, individually, insignificant, many of them appear at the same time. When the entire dome is covered, the plant turns from dark green to light, silvery green.

Read more at Gardening Know How: What Is A Camperdown Elm Tree: Camperdown Elm History And Information <https://www.gardeningknowhow.com/ornamental/trees/elm/camperdown-elm-tree-information.htm>

Pete Walter

From: Dorothy Dahlsrud <dorothydahlsrud@gmail.com>
Sent: Wednesday, December 30, 2020 2:19 PM
To: Dorothy Dahlsrud; Jonathan Waverly; Kendall Reid; Pete Walter
Subject: 415 Dewey Street Camperdown Elm tree HT Nomination

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Pete,

You can see I Cc Kendal and Jon on my nomination submission.

I am pleased to bring forth my Camperdown Elm Tree Heritage Tree nomination.

I planted this beautiful tree because of one of our City Parks Camperdown Elm located at Mt.View Cemetery.

I used to walk with my long time neighbor for years and sit under that tree and solve the worries of the world. Then return home. We nicknamed ourselves Sarah and Lucy as the two women's names are listed on the headstone.

Later we both purchased Camperdown Elms for our own yards.

This brings me to when I purchased a 25 year old Camperdown of my own. I had a local nursery deliver it, dig the whole and we planted it in 1995 as a family tree.

I am able to age this tree by two methods. One is I know when I planted it and how old it was when I purchased it. So it would be estimated at 50 [yrs.by](#) my calendar and cross referenced with Goodcalculators.com Tree Age by Species. BHM aged it at 51 yrs.

I hope you find the passion I have for these very unusual trees and you can see why I am endorsing the Camperdown Elm at Mt View Cemetery.

So please consider this my letter of endorsement for both Camperdowns.

Attachments will follow with same subject.

With respect to our city Canopy,

Sincerely,

Dorothy Dahlsrud

Pete Walter

From: Dorothy Dahlsrud <dorothydahlsrud@gmail.com>
Sent: Wednesday, December 30, 2020 2:35 PM
To: Dorothy Dahlsrud; Jonathan Waverly; Kendall Reid; Pete Walter
Subject: Re: 415 Dewey Street Camperdown Elm tree HT Nomination 3

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pete you will see the Nominator is blank because technically my Camperdown is in the city Street. The property lines up here in the old Ely /BHN are pretty off set. My home was built in 1910. Ha
I will forward the Arborists report on the Dewey Street Elm.

Pete Walter

From: Dorothy Dahlsrud <dorothydahlsrud@gmail.com>
Sent: Wednesday, December 30, 2020 2:43 PM
To: Dorothy Dahlsrud; Jonathan Waverly; Kendall Reid; Pete Walter
Subject: Re: 415 Dewey Street Camperdown Elm tree HT Nomination 4

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here is the Arborists report

This should complete the Private and I will send the Mt.View application the same way.

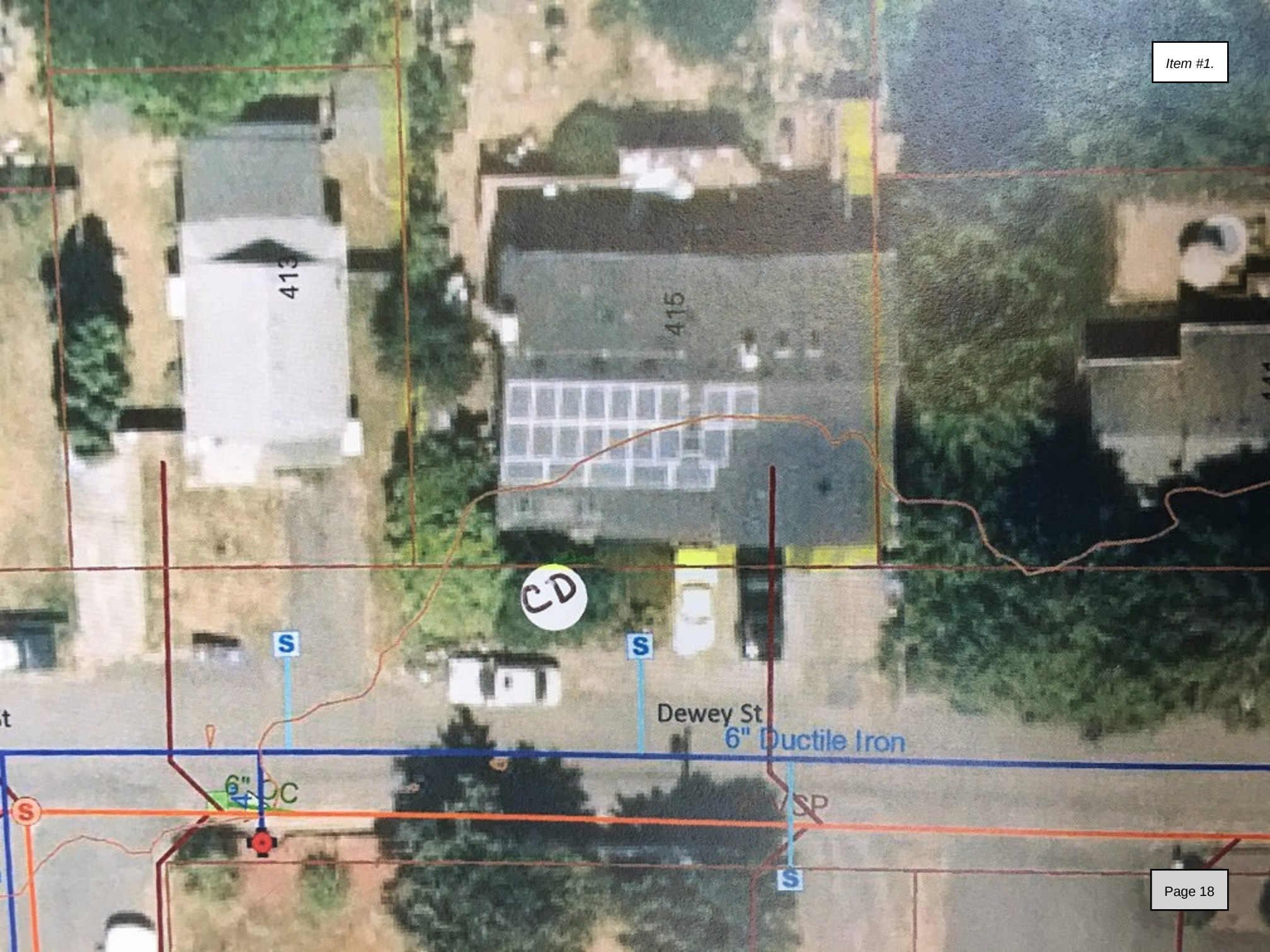
Sorry Kendal and Jon for all the extra mail on a city/Private tree but the Camperdowns kinda go together.

I have two more Camperdown to Nominate but I did not know the fees applied now.

Regards

Dorothy Dahlsrud

503-502-0610



Property Owner(s) Name Printed: *Donna H. M...*

Oregon City GIS Map

Item #1.



Legend

Street Names

Contours (10ft) - 13,600 and closer

50 foot

10 foot



Taxlots



Taxlots Outside UGB



Unimproved ROW

Proposed Pumping Stations

Priority 1 Project

Priority 2 Project

Concept Area



Existing Pumping Station Improvement

Proposed Force Mains

Priority 1

Priority 2

Concept Area

Proposed Sewer Extensions

Priority 1 Project

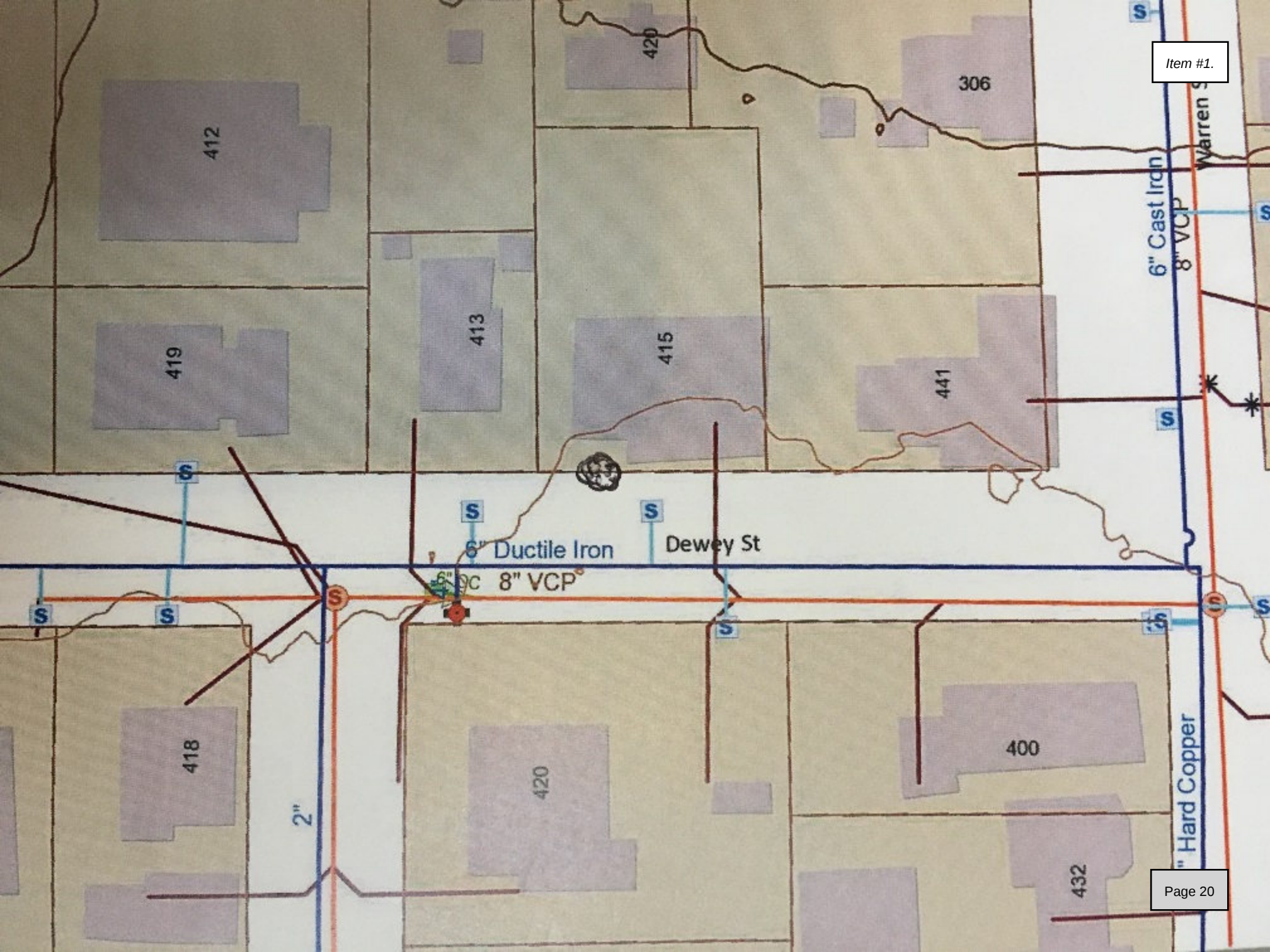
Priority 2 Project

Notes

Overview Map



City of Oregon City
PO Box 3040
625 Center
Oregon City
OR 97045
(503) 657-0891
www.orcity.org





Item #1.





Pete Walter

From: Dorothy Dahlsrud <dorothydahlsrud@gmail.com>
Sent: Wednesday, December 30, 2020 6:50 PM
To: Jonathan Waverly; Kendall Reid; Pete Walter
Subject: 500 Hilda St. Mt.View Cemetery Camperdown Elm HT Nomination 1

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Pete, Kendall and Jon,

As short possible.

Soon after I submitted the 3 Sequoias I forwarded a picture of this Camperdown Elm (*Ulmus glabra*) and track its cycle for the last 16 months. I've known this tree for years 35 years.

These are very unique trees and Oregon City is lucky enough to have an incredible specimen in our City Park. Attaching is to such a beautiful and rich history of the Clarke - Joy family headstones. It is not known for a fact but many family members planted family memorial trees like this one and others in our Cemetery.

With the Headstones dating back from Early at 1910 to 1922 it can help in our estimated centurion aging.

If planted in 1922 it would estimate 108 yrs. Measuring at MBH and aged by species from www.goodcalculators.com/tree-age-calclator would be + or - 10% 114 yrs.

These are trees that bring community pride but rich with history and very important tree canopy.

I want to thank Friends of Mt.View, Karin Morey for sourcing a brief history of the Clarke - Joy family and should be considered putting on the website after nomination.

All the supporting documents are attached and will follow with a series of pictures over the 2019-2020 year.

I would assume Pete will want to submit both of these trees together for the NRC,PRAC and Commision review because of the connection of the two being the same.

Its a nice example of how a tree in our Parks can effect another person to connect to nature and home for the rest of their life. and the tree lives on.

I appreciate your time and please feel free to reach out if you have any questions. I am intimate with each of the nominations I bring forth. The are two other Private Camperdowns that were to come forth, but I did not hear back on the private owners \$\$ responsibility for filing registration.

Thank you all for your time attachments to follow
Dorothy Dahlsrud (Didi)
503-502-0610

Pete Walter

From: Dorothy Dahlsrud <dorothydahlsrud@gmail.com>
Sent: Wednesday, December 30, 2020 7:01 PM
To: Dorothy Dahlsrud; Jonathan Waverly; Kendall Reid; Pete Walter
Subject: 500 Hilda St. Mt.View Cemetery Camperdown Elm HT Nomination 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Peter, Kendal and Jon,
To follow are more supportive documents that are required.
Again,
Thank you for your time and consideration.
Dorothy Dahlsrud (Didi)
Please feel free to contact me if you have any questions or concerns.



HERITAGE TREE NOMINATION FORM (CITY-OWNED PROPERTY)

(PLEASE USE ONE FORM PER TREE OR GROVE)

OCMC 17.04.1365 - Tree (or Grove), Heritage. "Heritage Tree" or "Grove" means a tree or group of trees that have been designated by the city as having unique importance, and subject to the Heritage Tree Regulations of Section 12.08.040. Where a grouping of two or more Heritage Trees is separated by no more than twenty feet on a property or properties, the term Heritage Grove may be used.

OCMC 12.08.040.B.1. If the proposed Heritage Tree or Grove is located on city property or public right-of-way under city jurisdiction, the recommendation shall be submitted to the community development director. The community development director shall submit the recommendation to the city commission.

Site Address: 500 Hilda Street, Oregon City, OR 97045

Clackamas County Map and Tax Lot: _____

mtView Cement

Nominator(s):

Nominator(s) Signature: _____

Nominator(s) Name Printed: Oregon City Parks Foundation Date: 1/30/20

Mailing Address: P.O. Box 963, Oregon City OR 97045

Phone: 503-502-0610 Fax: _____

Email: dorothydahlsrud@gmail.com

City Property Information:

Listed Property Owner: _____

City of Oregon City

HERITAGE IMPORTANCE: Please explain why the tree(s) qualify for heritage tree or grove status pursuant to the heritage tree or grove definition in the city code above. Please add a separate attachment if needed.

Its a beautiful Example of a deciduous tree that is estimated to be 90+ years
Its sets just behind the family headstone
of the Clarke - Joy family, thought to be
possible planted by the family.

TREE SPECIES AND SIZE

Tree	Species	DBH* (inches)	Height (ft)	Canopy Spread (ft)
1.	<u>(Camperdown Elm Tree)</u>	<u>72"</u>	<u>22'</u>	<u>30'</u>
2.	<u>Ulmus glabra</u>			
3.				
4.				
5.				
6.				

*DBH = Diameter at Breast Height, which is the diameter of the trunk measured 4.5' above the ground.

As the historian for Friends of Mountain View Cemetery I support the nomination of the Camperdown Elm in 1st Addition, Lot 130, as a heritage tree.

Karin D. Morey

Mountain View Cemetery was established as the city cemetery after the first burial in January 1848. Burials from that time until the late 1890s occurred in what is known as the Old Cemetery as well as in the privately owned Masonic and International Order of Odd Fellows sections, all on the far north side of the current cemetery. In 1897 all identifiable lots in the Old Cemetery were considered to have been sold and the city purchased property south of the Old Cemetery/Masonic/IOOF sections, which became known as the 1st Addition. Newspaper articles in the 1890s refer to a fire on the cemetery property that destroyed many trees and bushes. Up to that time many native trees had still been in place as well as trees and bushes planted by families on their family lots.

The Camperdown Elm being nominated is in Lot 130, 1st Addition, Mountain View Cemetery. This is a family lot. The tree is close to a single upright headstone for six members of one family. I have not been able to reach any family members to confirm that it was planted by the family, but this would have been common in the early 1900s. All of Lot 130 is burials for four generations of the Clarke Family: Sarah (Strong) Clarke, her daughter Lucy Peters (Clarke) Lovelace, Lucy's daughter Lucia Maria "Lucy" (Lovelace) Joy, her husband "Fred" Joy and their son William.

Burials:

Mrs. Sarah Almira (Strong) Clarke, born 1834 – died November 19, 1916, on her 82nd birthday. Survived by daughter, Mrs. Lucy Clark of Portland, granddaughter Mrs. Lucy Bruce, Gladstone and one grandson, Thomas Lovelace plus 10 grandchildren and 11 great-grandchildren. Husband Wheeler Fanning Clarke died in 1887 in New York City and was buried there. Two of their sons grew up and married, both lived in Connecticut as have their descendants. Sarah came to Oregon sometime after the death of her husband to rejoin her daughter Lucy.

Sarah and Wheeler's daughter Lucy Peters Clarke born November 26, 1858, died January 7, 1922. Married Arnold Lovelace 1884 in New York. She appears to have divorced him as her obituary and headstone use her maiden name. She was survived by her son, Thomas B. Lovelace, of Portland and daughter Mrs. Walter Bruce of Gladstone, 14 grandchildren. Her obituary states she came to Oregon 31 years before her death.

Lucy Peters Clarke's daughter, Lucia Maria "Lucy" Lovelace, married Alfred "Fred" Joy. They had four children, ages five months to five years when Fred was killed in an accident at Crown-Columbia Pulp & Paper Company.

Alfred L. "Fred" Joy – born 1872- died August 5, 1910. Born in Iowa. Fred worked at Crown-Willamette Pulp & Paper Company on the west side of the falls. He was rolling logs into the wood room of the mill, when one of the logs rolled, broke his ankle and crushed his abdomen. He died of internal injuries 25 minutes after the accident although medical was summoned.

William C. Joy, 1910 – November 24, 1921. Youngest child of Fred & Lucy Joy. Died in Portland – no death notice or funeral notice found.

website

Tree Age Calculator - Good Calculators

Tree Age Calculator

Circumference at Breast Height (CBH): 72 inches

Tree Type:

American Elm ▼

Calculate

Reset

Results

Estimated Age of Tree: 91.7 years old

Note: It is important to note that the data provided in the table is more precise for trees that are grown in a forest environment as they are typically thinner than those found in open conditions. Trees that are in urban environments tend to suffer from being exposed to stressors such as pollution, inhibited growing areas, and damage.

Tree Species & Growth Factors

Species	Growth Factor
American Beech	6
American Elm	4
American Sycamore	4
Austrian Pine	4.5
Basswood	3
Black Cherry	5
Black Maple	5
Black Walnut	4.5
Black Willow	2
Box Elder	3
Common Horsechestnut	8
Colorado Blue Spruce	4.5
Cottonwood	2
Dogwood	7
Douglas Fir	5
European Beech	
European White Birch	
Green Ash	4
Honeylocust	3

1/14/2020

German
website

Tree Age Calculator | tree guide

 cm ▼

stem circumference ▼

submit

Result:

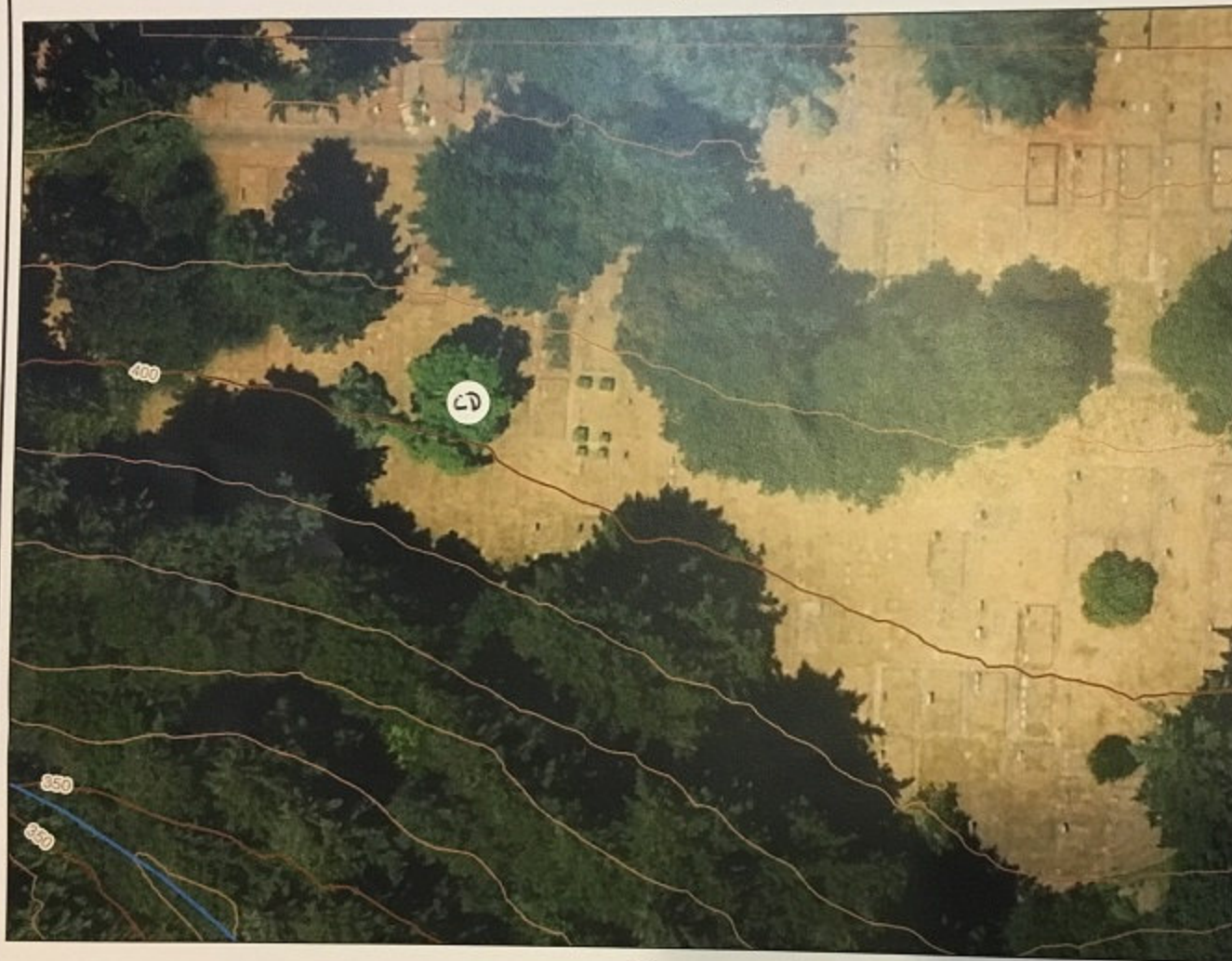
The Elm with stem circumference of 72 inch is approximately 114 years old. More information about American Elm, Wych Elm, Dutch Elm and European White Elm.

Note: the tree of old estimators is based on a comprehensive tree data survey carried out by baumportal.de. An exact determination of the tree age is not possible over the thickness growth, because too many factors (soil conditions, sunlight, precipitation, etc.) play a role. Nevertheless, an approximation is possible. For trees less than 20 cm in diameter, the tree age is likely to be overestimated.

* Note: CD on map = Camperdown

Item #1.

Oregon City GIS Map



Legend

- Street Names
- Streams
 - Above Ground
 - ... Below Ground
- Contours (10ft) - 1:3,600 and closer
 - 50 foot
 - 10 foot
- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes

Overview Map



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Map created 1/14/2020



0 50 100 Feet

1: 600

City of Oregon City
PO Box 3040
625 Center St.
Oregon City
OR 97045
(503) 657-0891
www.oregoncity.org



2018

*Note: CD on map is Camperdown

Oregon City GIS Map



Legend

Street Names

Streams

— Above Ground

--- Below Ground

Contours (10ft) - 1:3,600 and closer

— 50 foot

— 10 foot

□ Taxlots

□ Taxlots Outside UGB

■ Unimproved ROW

■ City Limits

■ UGB

■ Basemap

Notes

Overview Map

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Map created 1/14/2020



0 50 100 Feet

1: 600

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2009

Note CD on map = Camperdown

Oregon City GIS Map

Item #1.



Legend

Street Names

Streams

— Above Ground

... Below Ground

Contours (10ft) - 1:3,600 and closer

— 50 foot

— 10 foot



Taxlots



Taxlots Outside UGB



Unimproved ROW



City Limits



UGB

Basemap

Notes

Overview Map



0 50 100 Feet

1: 600



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Oregon City
OR 97045
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www.orcity.org



2003

CD = Camperdown

Oregon City GIS Map

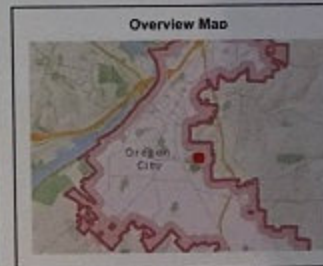
Item #1.



Legend

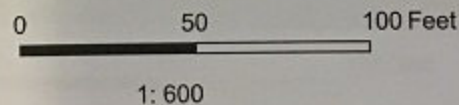
- Street Names
- Streams
 - Above Ground
 - Below Ground
- Contours (10ft) - 1:3,600 and closer
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Notes



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Map created 1/14/2020

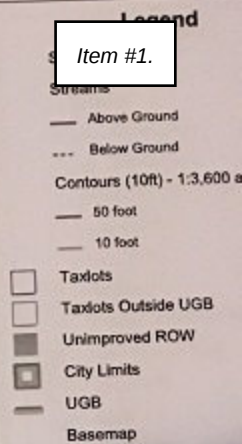
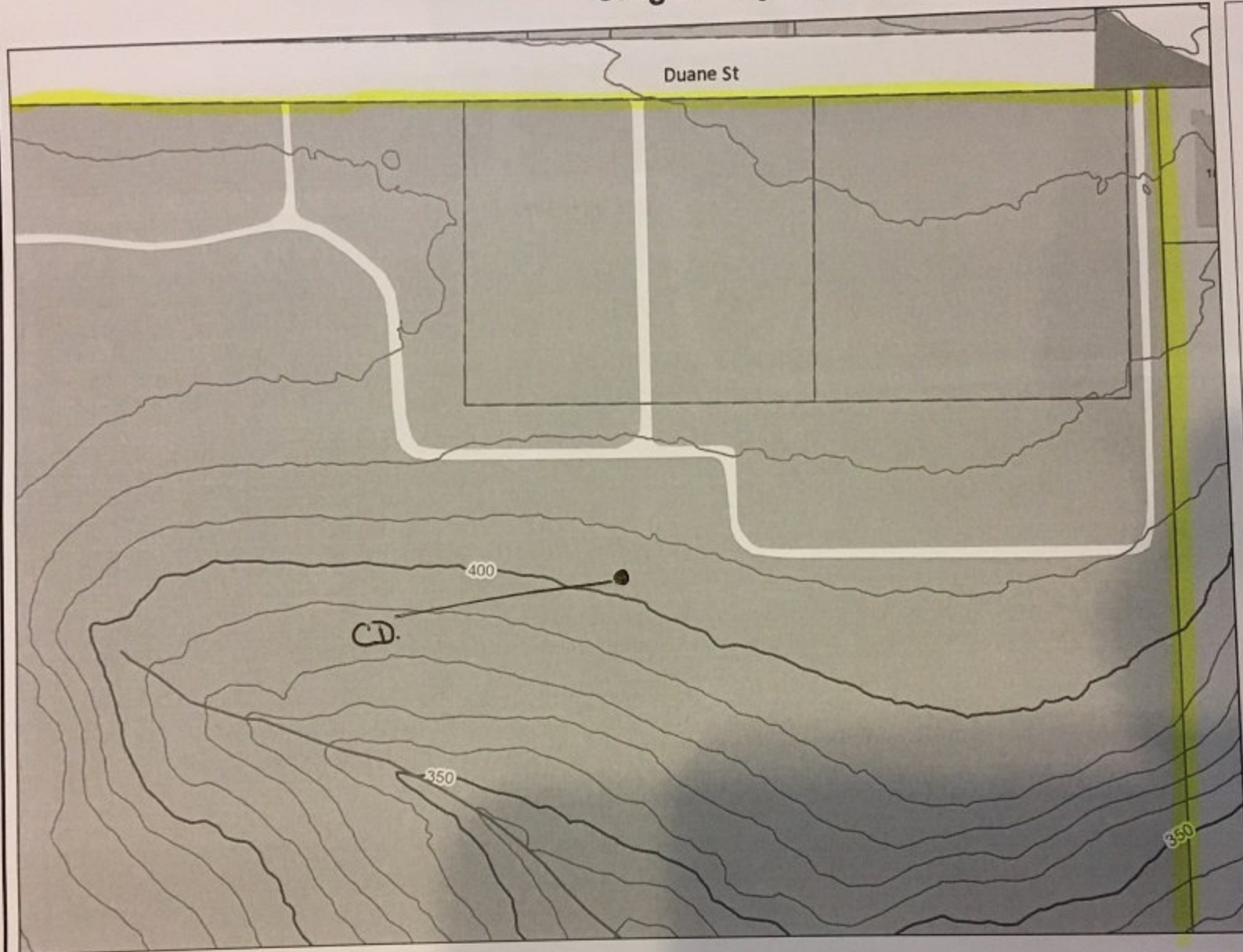


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Oregon City GIS Map

Item #1.



Notes

Overview Map



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0 100 200 Feet

1: 1,200

Map created 1/14/2020

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97133

Page 36



CLARKE — JOY

SARAH A.

1834 — 1916

ALFRED L.

1872 — 1910

LUCY P.

1858 — 1922

WILLIAM C.

1910 — 1921





Item #1.



Pete Walter

From: Dorothy Dahlsrud <dorothydahlsrud@gmail.com>
Sent: Thursday, February 4, 2021 3:46 PM
To: Pete Walter
Subject: Re: Heritage Tree Nominations

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Pete,
 There are two very old Camper Down Elm trees at MtView Cemetery. One is not your desk.

Not sure if I can add a second to the nomination because it's past its deadline.
 However it is at the back of the same area and is approximately 80 yr old.

I have attached pictures you can see and I can update the park graft if needed.
 Thanks look to your reply,
 Cheers
 Didi

On Wed, Jan 13, 2021 at 5:11 PM Dorothy Dahlsrud <dorothydahlsrud@gmail.com> wrote:

No worries it on your desk and the last ones have not been finished but had to wait the HT budget if it does not roll over. You should push for that. Other departments do. Just sayin.

Who's to say we will even have an Arbor Day this year so we can store all the grand display of HT over the last couple years and give it a good tip of the hat.

Hey we might have an online application by then to announce too.

See there is a bright side.

Didi

Wish the other two could have been a 2020 nominations too.

When we have the facts and responsibilities clear I'll give them a call.

DD









CITY OF OREGON CITY

Staff Report

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

To: City Commission
From: Senior Planner Pete Walter

Agenda Date: 02/10/2021

SUBJECT:

Agenda Item 4. Review and Update of the NRC Workplan for Biennium 2021-2023

STAFF RECOMMENDATION:

Update the workplan for 2021-2023.

EXECUTIVE SUMMARY:

Please refer to the Work Plan Feedback Sheet and enter a rank of how high a priority you feel the activity should be (1 = highest priority). Activities may be added, but should only be added if they have a strong likelihood of getting done within the 2021 -2023 biennium. Members should reference the City Commission's goals and priorities (attached) as well and consider how the projects will fit into those priorities, especially if significant staff resources and funding are required.

BACKGROUND:

NRC continued this item from 1.13.2021. The NRCs work plan consists of projects and tasks for the 2021-2023 biennium. Some of the work plan items are on-going (such as commenting on land use applications and participating in updates to the comprehensive plan), while others require on-the-ground logistics and the commitment of members and staff resources and budget to complete.

The worksheet contains room for additional suggested activities, which will require discussion and prioritization by the committee before being added to the list.

NOTE: Since the last meeting some NRC members emailed staff additional ideas for workplan items. Those comments are attached to this agenda item. Also, the City Commission goals and priorities for the 2021-2023 Biennium Budget have not been finalized yet. So, we do not yet know whether the City Commission has accepted the NRC's recommendation to undertake a city-wide tree inventory at this point. Staff will provide an update at the meeting on February 10.

Staff will compile the results and provide feedback on the practicality and feasibility of the activities at the next meeting.

Should any activities be removed?

What activities should be added?

OPTIONS:

1. Give feedback on the workplan this evening.
2. Agree to provide feedback to staff individual and table the item to a later meeting
3. Do not consider the workplan this evening.

BUDGET IMPACT:

Amount: \$

FY(s): TBD

Funding Source(s): TBD

Oregon City Natural Resource Committee 2021-2023

Activity Work Sheet to inform the Work Plan

Please refer to the Work Plan and enter a rank of how high a priority you feel the activity should be (1 = highest priority). **Activities may be added, but should only be added if they have a strong likelihood of getting done within the 2021 -2023 biennium. Members should reference the City Commission’s goals and priorities as well, and how the projects will fit into those priorities, especially if significant staff resources and funding are required.**

- Some of the activities are on-going (e.g. commenting on land use applications), while others require commitment of members and staff resources and budget to complete.
- The worksheet contains room for additional suggested activities, which will require discussion and prioritization by the committee before being added to the list.
- Staff will compile the results and provide feedback on the practicality and feasibility of the activities at the next meeting.
- Should any activities be removed?
- What activities should be added?

	Nancy	Mike	Devon	Chris	Carrie	Samantha	Brian	Rank
NRC Responsibility #1: Promote Community Involvement in Natural Resources Conservation Activities (not in order of priority)								
1. Communicate with Neighborhood Associations, Citizen Involvement Commission and the Business Community. NRC members will promote programs such as the heritage tree program, arbor day, etc. through presentations to other groups and boards.								
2. Strengthen and Encourage Participation in the Heritage Tree Program (brochures, Informational signs for trees, \$\$\$ for incentives, Further Outreach and Social Media). a. In 2019, NRC recommended adding site visits by the NRC to the process.								
3. Support and provide input on projects that improve connectivity between Rossmann landfill site, End of the Oregon Trail interpretive center, Cove and Willamette Rivers. This is tied to strategies in the adopted Comprehensive Plan (2003), the City’s adopted Waterfront Master Plan (2001) and the Downtown Community Plan (1999).								
4. Support a process for naming and signage of local natural and geological feature for improved awareness of watersheds, enhanced tourism, etc.								
5. Support funding habitat improvement projects with private landowners within and outside of the city, including Clackamette Cove. Projects could include planting trees for additional shade.								
6. Continue work with property owners on heritage tree designation within Thimble Creek Concept Plan.								
7. Support a focused investment partnership with Greater Oregon City Watershed Council (GOCWC) and Oregon Watershed Enhancement Board (OWEB) for Coho Salmon habitat improvement project from Newell Creek to Abernethy Creek.								
Other Activity Suggestion:								
Other Activity Suggestion:								
NRC Responsibility #2. Initiate recommendations and review updates to the City’s comprehensive plan, codes and policy as they relate to statewide Planning Goals that are integral to our mission. Activities (not in order of priority)								
1. Update the City-wide Water Resource and Wetland Inventory. Support staff efforts to address as resources allow. NRC recognizes the need to update the City’s water resources, stream and wetland inventory (1999). This involves an extensive and expensive Local Wetland Inventory and Statewide Goal 5 process. Funding for this effort would need to come from grants. It is unknown whether funding sources are available. Note - this may become a City Commission 2021-2023 Biennium Goal.								

	Nancy	Mike	Devon	Chris	Carrie	Samantha	Brian	Rank	Item #2.
2. Support coordinated strategy for invasive species management in 2019, such as encouraging City participation as a partner to the Clackamas County Integrated Pest Management (IPM) program. Improve public outreach / information about invasive plants.									
Other Activity Suggestion:									
Other Activity Suggestion:									
Other Activity Suggestion:									
NRC Responsibility #3: Receive Notice and Comment on Land Use Applications and Projects within City Limits and the Urban Growth Boundary Activities (not in order of priority)									
3. Review and comment on requests to reduce NROD Vegetative Corridor Width and other significant adjustments to the Overlay District standards.									
Other Activity Suggestion:									
Other Activity Suggestion:									
Other Activity Suggestion:									
NRC Responsibility #4. Conduct Orderly Meetings that result in Good Communications Activities (not in order of priority)									
4. Maintain and Update a list of Natural Resources Committee priorities and activities to share with Planning Commission and City Commission.									
Other Activity Suggestion:									
Other Activity Suggestion:									
Other Activity Suggestion:									
NRC Responsibility #5. Coordinate with the Parks and Recreation Advisory Committee (PRAC) and Planning and City Commissions on at least an annual basis that results in good communication and mutually beneficial results. Activities									
Other Activity Suggestion:									
Other Activity Suggestion:									
Other Activity Suggestion:									

Pete Walter

From: Carrie Young <carrieyoung@comcast.net>
Sent: Friday, January 15, 2021 10:32 AM
To: Pete Walter
Subject: NRC Workplan ideas/thoughts

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Pete,

Here are a couple thoughts after reviewing NRC work plan and listening/learning about SDC (PS, I learned a lot from our meeting, too. And, you're a great facilitator, thank you). You mentioned in our meeting we could email ideas off to you for perhaps adding to discussion at a later time. Ideas below:

- Responsibility #2: Informational menu cards/postcards to be passed out to homeowners/citizens with coordination of main street business and local Realtors. How to "remove ivy" and suggested native plantings. \$\$\$ incentives to shop main street upon homeowner investment and removal of invasive species/ivy, particularly growing up trees. PR campaign. This could also compliment an Earth Day/Arbor Day campaign along with planting some trees. Side note: I am happy to donate my time and trees for planting on city property in a Natural area adjacent to Coffee Creek off Barker Ave for Earth Day/Arbor Day celebration. I can get buy in from Neighbors too.
- Responsibility #4: Benchmarking - compare OC NRC processes and performance metrics to industry bests and best practices from other cities that share our same Vision and Mission. Measure quality, time and cost. Or just identify other cities that share our same Vision and Mission. Study them. Learn from them. Share with Planning Commission and City Comm.(Sam is already leading to this with the Tree City Tree Inventory)
- Responsibility #2 Bioswales, integrate sustainable design into the fabric of urban life/our residential neighborhoods, where residents can see the beauty and artistic characteristics and the benefits to conservation and best practice storm water management. This will build momentum for residents to incorporate this into their own landscape footprint. Recommend some sort of bioswales and or revisit/discussion of the stormwater flow/drainage into Coffee Creek off Barker Ave
- Responsibility #5 - Work with PRAC to designate areas in city parks for the cultivation of native plant groves that require minimal city investment/manpower to manage. Plants to be distributed (for replanting) on a bi-annual basis "citizens appreciation day." BYOB - bring your own bucket - for transplant. This might be able to parlay with a campaign of getting rid of Ivy/Invasive species.

Budget/SDC/ADU - (thoughts) from attending and facilitating Realtor Certified Education classes, I believe Portland experienced a tremendous uptick in ADU builds when they removed the SDC fee for ADU's. Without going into discussion for their reason in doing so, what if Oregon City had a "flash sale" on SDC/ADU charges for a certain time frame. For example, the next 18months - 30% off. Would residents that perhaps were on the fence of building an ADU, now do so? Would the increase in permits/SDC fees equal to an amount more than the 30% discount so as to give the city more Revenue that could be designated towards PRAC for the cultivation of native plant grove program (or

another program) that eventually goes back into to community pockets/land/home. Getting the v out for the ADU flash sale could easily be done through required Realtor education classes. I imagine there are landowners out there that might be exploring ADU's for the purpose of having a place for one of their relatives to age in place, particularly after some of the lessons we have learned from the Pandemic. Also, people are needing space for a home office. ADU's have come a long way and there are some great modular "kits" out on the market. The trend for residents working on their home/improving their livelihood of where they live, I imagine will continue strong for the next 18 months. Also, I would allow the discount to be applied to any existing ADU's that are not currently permitted to get permitted and have some sort of "fast track," "user friendly" city admin help in getting them permitted. Maybe explore statistics with appraisers of the value benefits to permitted ADU vs. non permit with respect to sales/property valuations? Give reasons for getting permits vs just the cost of permits. Maybe the city already does this.. I'm not sure.

All for now - and I think that completes my NRC workbook homework. Have a good weekend. - Carrie Young