



# City of Independence

Historic Preservation Commission  
Monday, September 15, 2025 @ 5:30 PM  
Civic Center - Council Chambers

(see agenda footer for meeting attendance information)

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
  - 3.1. Regular Meeting 07/21/2025
4. **Visitors/Public Comment**
5. **Staff Reports/Presentations - Other**
6. **Unfinished Business**
7. **New Business**
  - 7.1. Public Hearing for CA 2025-04 – Removal of Three Trees in Pioneer Park
8. **Other Discussion/Information Items**
9. **Adjournment**

### Meeting Attendance Information:

The Historic Preservation Commission will hold this meeting in-person in City Hall Council Chambers, via video conference (Zoom) or by phone. Meetings are also live-streamed on the City's YouTube channel at: <https://www.youtube.com/c/CityofIndependenceOR>.

- To attend in person, the City Hall address is 555 S. Main St.
- For Zoom login  
visit: <https://us06web.zoom.us/j/89102227832?pwd=J85GZYICBAKvseft5rH9Rz3sggAzkP.1>
- To participate in the meeting **by phone**, dial **US: +1-253-215-8782** and enter **Webinar ID: 891 0222 7832** and **Passcode: 332133**

Written comments are also welcome and may be delivered to City Hall or emailed to [PlanningComments@ci.independence.or.us](mailto:PlanningComments@ci.independence.or.us) no later than 4:00 pm the day of the meeting.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 72 hours in advance of the meeting to Myra Russell, City Recorder, 503-838-1212/TTY: 800-735-2900.



# City of Independence

## Minutes

### Historic Preservation Commission Meeting Monday, July 21, 2025

**CALL TO ORDER.** The meeting was called to order by Vice Chair Liz Boisvert at 5:33 PM.

**ROLL CALL.**

Commissioners Present:

Liz Boisvert, Catherine Underwood-Bush, Willis Homann-arrived at 5:34PM,  
Rebecca Berry, Anne Devane, Miranda Garrison

Commissioners Absent: Jennifer Flores, excused

City Staff / Others Present: Fred Evander, Planning Manager; Myra Russell, City Recorder, Marilyn Morton, Council Liaison

**MINUTES.**

The minutes of the June 30, 2025, meeting were submitted in the agenda packet.

**ACTION:** Commissioner Garrison moved to approve the minutes as submitted; Commissioner Devane seconded. Motion passed 5-0-0:

Ayes: Boisvert, Berry, Homann, Underwood-Bush, Devane,  
Garrison

Nays: None

Abstentions: None

**VISITORS / PUBLIC COMMENTS.** None

**STAFF REPORTS / PRESENTATIONS – OTHER.**

5.1. Continued Training about the Independence Historic District. Training focused on reviewing historical changes in the district, with a detailed analysis of how the city's development evolved over time, including discussions of early plat maps, housing styles, and architectural transformations. The presentation covered the evolution of housing construction methods and styles, from the Arts and Crafts movement to post-World War II mass production, while emphasizing the district's dynamic nature rather than being limited to a single era or style.

**UNFINISHED BUSINESS.** None

**NEW BUSINESS.** None

**OTHER DISCUSSION / INFORMATION ITEMS.**

8.1. Video: 20 years that changed Home Building- Brent Hull. The commission watched approximately 10 minutes of video to see how building styles changed through history, and the switch from building to manufacturing housing between 1950-1970.

8.2. Discussion about the historic district's boundaries and potential expansion, including the potential benefits of being in the historic district.

8.3. Evander mentioned walking tours open to the public on August 14 and 28, with more details to follow.

**ADJOURNMENT.** Vice Chair Boisvert asked for motion to adjourn. Commissioner Garrison moved to adjourn, Commission Homann seconded. Vice Chair Boisvert declared the meeting adjourned 6:32 PM

Minutes submitted by:  
Myra Russell, City Recorder

DRAFT



# INDEPENDENCE

*Oregon's Story Begins Here*

## REMOVAL OF THREE TREES IN PIONEER PARK (CA | 2025-04) STAFF REPORT

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<b>MEETING DATE:</b>	September 15, 2025
<b>FILE NUMBER:</b>	CA   2025-04
<b>APPLICANT:</b>	Jason Branske (City of Independence)
<b>REQUEST:</b>	Removal of Three Trees in Pioneer Park
<b>ZONING:</b>	Public Service
<b>HISTORIC TYPE:</b>	Contributing Site to Independence Historic District Removal of Three Trees
<b>CRITERIA:</b>	Independence Development Code (IDC) Subchapter 59 - Historic Preservation
<b>CONTENTS:</b>	I. Proposal II. Recommendation III. Staff Findings – Independence Development Code
<b>ATTACHMENTS:</b>	A. Application for Certificate of Appropriateness (1 Page) B. Arborist Report, Completed by Juan Rodarte (10 Pages)

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### I. PROPOSAL

Jason Branske, Public Works Supervisor at the City of Independence, has requested that the Historic Preservation Commission approve the removal of three trees in Pioneer Park. The trees are diseased and/or dying and are considered hazardous by a certified arborist. The trees are shown in Figures 1 and 2, as well as in Attachment B.

- **Tree 1** is an Oregon white oak tree located at the north side of the park, directly next to the neighboring single family home. The oak lost a large branch about halfway up the tree and has a large wound.
- **Tree 2** is an Oregon white oak tree that is located near the intersection of 7th Street and C Street, which has a large wound at the bottom of the tree. The tree is thought to potentially house rodents at the base.
- **Tree 3** is a bigleaf maple tree, located close to the center of the park, near the slope that descends toward Ash Creek. The tree has several dead branches.



**II. RECOMMENDATION**

Based on the findings below, staff concludes that CA | 2025-04 **meets the standards** in Subchapter 59 - Historic Preservation and **should be approved** with one condition:

**Condition 1:** The applicant shall remove the trees, grind the stumps and replace each of the trees with a new tree.

**III. STAFF FINDINGS - INDEPENDENCE DEVELOPMENT CODE**

Standards for the review of the application are provided in Subchapter 59 of the Independence Development Code (IDC). Section 59.110 details the findings necessary for the proposal. The section states:

*The City of Independence Historic Tree List has designated historic trees within the community. The location of the trees are mapped, adopted as part of this Code, and available upon request at the Independence Community Development Department.*

*To approve the removal of a historic tree in the City of Independence via an IDC Subchapter 11 Type II procedure, the Historic Preservation Commission must find that:*

*A. A certified arborist has shown that the tree is a hazard, or the tree is causing damage to a*

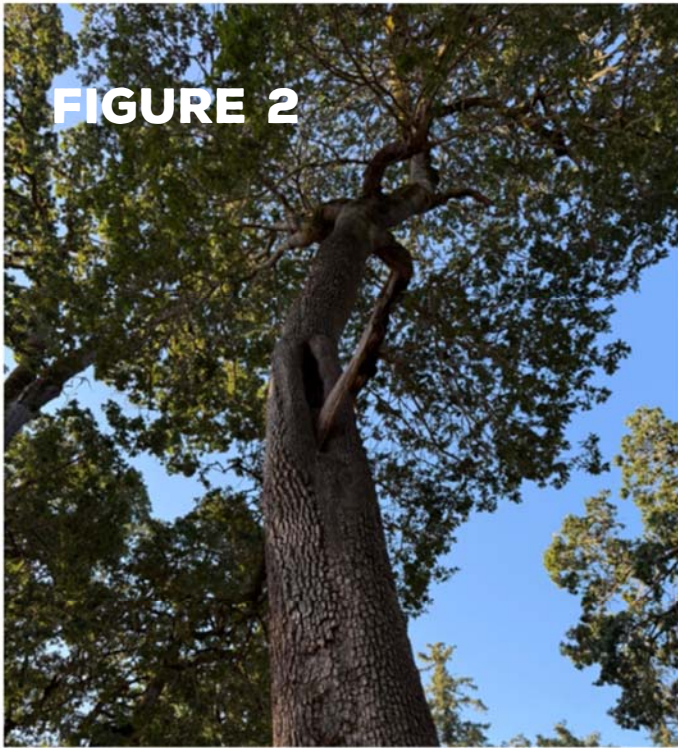
*commercial or residential structure; or*

- B. The proposed removal is necessary for the construction of roads, structures, or other site improvements and the applicant has demonstrated that there are no feasible and reasonable location alternatives and/or design options which would better preserve the tree on the Site, while providing the same overall level of design functionality.*

**Staff Response:** The proposed removal of the trees in Pioneer Park is consistent with IDC 59.110(A). The applicant has submitted materials, completed by a Certified Arborist, that show that the trees are diseased or dying and threaten either neighboring structures or users of the park. Additionally, staff visited the site on August 28 and verified the representations made in the report. Given these items, this standard is met, so long as Condition 1 is achieved:

*Condition 1: The applicant shall remove the trees, grind the stumps and replace each of the trees with a new tree.*

**FIGURE 2**



**Tree 1**  
**Fallen Limb/Tree Wound/Decay Pocket**

**Tree 2**  
**Decay Pocket/Potential Rodent Activity**



**Tree 3**  
**Dead Branches**



City of Independence  
555 South Main Street/PO Box 7  
Independence, OR 97351  
Phone: 503.838.1212 / Fax: 503.606.3282

HISTORIC/LANDMARK  
TREE REMOVAL APPLICATION

NAME: Carmen Rodarte / Altar Tree service TELEPHONE: 503-917-8400  
MAILING ADDRESS: 599 S 3<sup>rd</sup> St. Independence, OR 97351  
SITE ADDRESS: 150 S 7<sup>th</sup> St. Independence, OR 97351

The applicant respectfully requests the Independence Historic Preservation Commission to grant a CERTIFICATE OF APPROPRIATENESS for the removal of a Historic/Landmark tree due to the following circumstances:

Trees health, decay, dying and root damage. Please see attached arborist report.

**NOTE:** Photograph(s) and legal description of the property must be attached. The application must also be accompanied by a plot plan showing the current location of the Historic/Landmark tree. Detailed information as to the necessity of removal of the tree must also be attached.

*Applications for review by the Historic Preservation Commission must be submitted at least thirty (30) days in advance of the next regularly scheduled public meeting of the Commission. Commission meetings are held on the 3rd Wednesday of each month at 7:00 p.m. All documents must be submitted to the city and made available to the public at least twenty (20) days prior to the meeting date. Meetings are held at Independence City Hall, unless otherwise noticed.*

8/21/2025  
Date

Carmen R.  
Applicant Signature

Date received by the Historic Preservation Commission: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_

Action taken by Commission: Certificate  Granted  Denied

Reason for determination: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Commission Chair

## ARBORIST REPORT

**Client:** City of Independence

**Assessment date:** Aug/20/2025

**Site location:** Pioneer Park - 150 S 7th St, Independence, OR 97351

**Tree #1 ID:**

Oregon White Oak (*Quercus garryana*)

**Tree location at site:**

Oregon White Oak (*Quercus garryana*). DBH 30.5" located on north of the park



### Observations:

- Decay area located at 30-35' high, exposed area. This injury could be caused by a codominant failure in the past Vertical Injury located on east side below decay pocket.

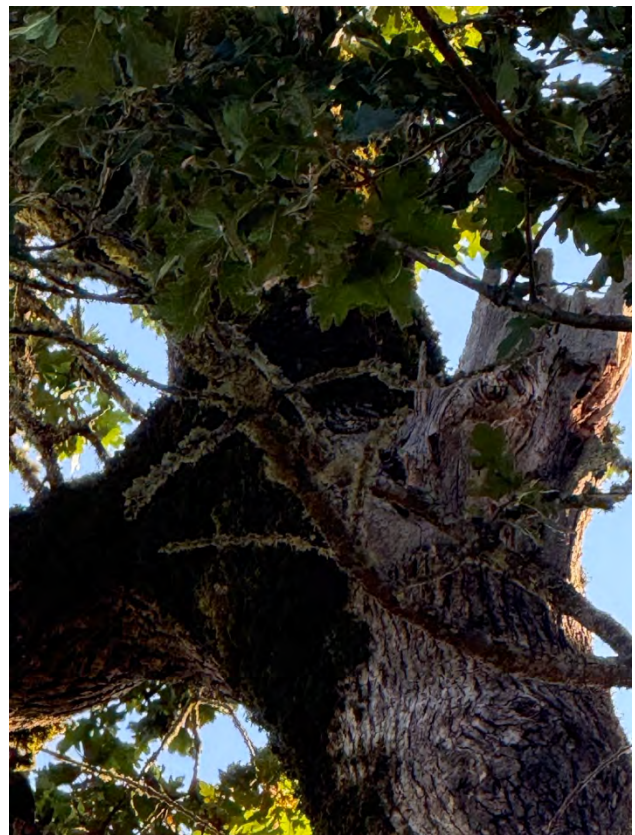
### Discussions:

- The loss of a codominant stem creates a large wound and structural void, weakening the tree's overall integrity and making it more susceptible to further failures. The remaining portion of the tree may become unbalanced, increasing the risk of it toppling or experiencing further limb failures, particularly during storms or strong winds.
- The open wound resulting from the stem failure provides a direct entry point for disease organisms, insects, and decay-causing fungi. This can lead to the spread of rot and infection throughout the tree, potentially affecting its overall health and longevity.
- Trees respond to wounds through a process called compartmentalization, where they create a barrier to wall off the damaged area and prevent the spread of decay. However, this healing process requires energy and resources, and large wounds can be more difficult to compartmentalize effectively. The tree might struggle to seal off the wound completely, leading to a long-term risk of decay and decline like in this case.

### Recommendations:

- Remove tree and replace with new tree.





**Tree #2 ID:**

Oregon White Oak (*Quercus garryana*)

**Tree location at site:**

Oregon White Oak (*Quercus garryana*). DBH 23" located on Southeast corner of the park



### Observations:

- Decay area located in the base of the tree (east side), exposed area with a hole 8" deep approximately, possible rodent activity. This injury could be caused by a mechanical damage like an equipment or similar, causing to lose the bark in the area. Tree is leaning towards power lines.

### Discussions:

- Decay at the base of a tree, also known as basal decay or root rot, can significantly weaken the tree's structure, making it prone to falling or breaking. This can be a serious hazard, potentially damaging property or injuring people. The decay can spread throughout the roots, trunk, and major branches, leading to canopy decline and instability.
- The open wound provides a direct entry point for disease organisms, insects, and decay-causing fungi. This can lead to the spread of rot and infection throughout the tree, potentially affecting its overall health and longevity.
- Trees respond to wounds through a process called compartmentalization, where they create a barrier to wall off the damaged area and prevent the spread of decay. However, this healing process requires energy and resources, and large wounds can be more difficult to compartmentalize effectively. The tree might struggle to seal off the wound completely, leading to a long-term risk of decay and decline like in this case.

### Recommendations:

- Remove tree and replace with new tree.





**Tree #2 ID:**

Bigleaf Maple (*Acer macrophyllum*)

**Tree location at site:**

Bigleaf Maple (*Acer macrophyllum*) DBH 29.25"



**Observations:**

- Multi-Stem tree is in decline. 50%+ is dead from top down. Root damage on west side of the tree. bark is peeling.

**Discussions:**

- Damaged tree roots can lead to a range of problems, including reduced vigor, thinning foliage, and even death of the tree.
- Peeling bark on a tree can indicate a variety of issues, ranging from natural shedding to serious diseases or damage. While some trees naturally shed bark as they grow, significant peeling or flaking can expose the tree to pests, diseases, and weather damage, potentially impacting its health and even leading to death in severe cases.
- The open wound provides a direct entry point for disease organisms, insects, and decay-causing fungi. This can lead to the spread of rot and infection throughout the tree, potentially affecting its overall health and longevity.

**Recommendations:**

- Remove tree and replace with new tree.







**Juan C. Rodarte**  
Altar Tree Service

- ISA Certified Arborist PN-9029A
  - ISA Tree Risk Assessment Qualification TRAQ
- Cell #: (971)-600-7265  
Office #: (503)-917-8400  
Email: [jrodatrte.altartreeservice@gmail.com](mailto:jrodatrte.altartreeservice@gmail.com)

