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# TRUAC Meeting #4

**Renee Brooke, Planning Manager**

**Pauline Hardie, Senior Planner**

August 17, 2023

# Agenda

1. Roll Call
2. Declaration of Actual or Potential Conflicts
3. Presentation - Preservation Requirements for Regulated and Priority Trees (10 minutes)
4. Public Comments (20 minutes)
5. TRUAC Discussion - Preservation Requirements for Regulated and Priority Trees (80 minutes)
6. Next Steps – TRUAC meeting August 30, 2023, 12-2 P.M.



# Council Direction

1. Provide consistency between BMC Chapter 16.10, Clearing, Grading, and Erosion Control on Construction Sites, BDC Chapter 3.2, Landscaping, Street Trees, Fences and Walls and City of Bend Standards and Specifications Chapter 12, Landscape Architecture and Irrigation Systems
2. Provide clear and objective tree preservation standards for the development of housing, including needed housing, and include an optional discretionary process for applicants for development;
3. **Consider preservation standards for larger trees similar to the Southeast Area Plan; and**
4. Consider alternatives to preserving trees, including tree replacement and a fee-in-lieu of preservation for the purpose of developing and protecting the City's urban tree canopy.
5. Identify tree inventory programs to support preserving and expanding Bend's urban tree canopy.



# Decisions from Previous Meeting

- **Inventoried and Mapped Trees (Regulated Trees)**
  - 6" or larger (Deciduous and Coniferous)
- **Priority Trees**
  - 20" or larger (Deciduous and Coniferous)



# Preservation Requirements



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# Tree Preservation Examples

|  | Sky Vista<br>Single-<br>Unit | Poplar<br>Single-<br>Unit | Century<br>Mixed-<br>Use | Veridian<br>Multi-Unit | Caraway<br>Master Plan<br>(Phase 1) | Parkside<br>Place<br>Master Plan | Bri<br>Multi-Unit | Bulletin<br>Multi-Unit |
|--|------------------------------|---------------------------|--------------------------|------------------------|-------------------------------------|----------------------------------|-------------------|------------------------|
| <b>Acres</b>                                   | 9.13                         | 0.54                      | 1.50                     | 2.81                   | 16.81                               | 37.10                            | 2.23              | 1.57                   |
| <b>Total # of Trees<br/>On-site</b>            | 94                           | 45                        | 53                       | 60                     | 264                                 | 139                              | 18                | 27                     |
| <b>Actual DBH<br/>Preserved (%)</b>            | 2.53%                        | 29%                       | 0                        | 15%                    | 38%                                 | 15%                              | 67%               | 57%                    |
| <b>Trees 20" +</b>                             | 30                           | 12                        | 14                       | 14                     | 15                                  | 39                               | 5                 | 6                      |
| <b>Actual # of 20"<br/>Trees<br/>Preserved</b> | 2<br>(0.06%)                 | 1<br>(0.08%)              | 0                        | 3<br>(21%)             | 6<br>(40%)                          | 11<br>(28%)                      | 5<br>(100%)       | 5<br>(83%)             |



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# Preservation Options

| Options        | % of Total DBH | Priority Tree |
|----------------|----------------|---------------|
| 1 (Overlap)    | 20%            | 100%          |
| 2 (Overlap)    | 25%            | 75%           |
| 3 (Overlap)    | 30%            | 50%           |
| 4 (No Overlap) | 20%            | 20%           |
| 5 (No Overlap) | 25%            | 25%           |
| 6 (Overlap)    | 30%            | 30%           |
| 7 (Overlap)    | 35%            | 35%           |
| 8 (Overlap)    | 40%            | 40%           |



# Tree Preservation Options

|                        | Sky Vista<br>Single-Unit<br>9.13 ac |     | Poplar<br>Single-Unit<br>.054 ac |     | Century<br>Mixed-Use<br>1.50 ac |     | Veridian<br>Multi-Unit<br>2.81 ac |     | Caraway<br>Master Plan<br>16.81 ac |     | Parkside<br>Place<br>37.10 ac |     | Bri<br>Multi-Unit<br>2.23 ac |     | Bulletin<br>Multi-Unit<br>1.57 ac |     |
|------------------------|-------------------------------------|-----|----------------------------------|-----|---------------------------------|-----|-----------------------------------|-----|------------------------------------|-----|-------------------------------|-----|------------------------------|-----|-----------------------------------|-----|
| DBH/20"                | DBH                                 | 20" | DBH                              | 20" | DBH                             | 20" | DBH                               | 20" | DBH                                | 20" | DBH                           | 20" | DBH                          | 20" | DBH                               | 20" |
| On-Site                | 1739                                | 30  | 715                              | 12  | 897                             | 14  | 968                               | 14  | 3484                               | 15  | 2564                          | 39  | 324                          | 5   | 362                               | 6   |
| Actual<br>Preservation | 44                                  | 2   | 207                              | 1   | 0                               | 0   | 144                               | 3   | 1352                               | 6   | 392                           | 11  | 233                          | 5   | 206                               | 5   |
| 20/100                 | 348                                 | 30  | 143                              | 12  | 179                             | 14  | 194                               | 14  | 697                                | 15  | 513                           | 39  | 56                           | 5   | 73                                | 6   |
| 25/75                  | 435                                 | 23  | 179                              | 9   | 224                             | 11  | 242                               | 11  | 871                                | 12  | 641                           | 30  | 70                           | 4   | 91                                | 5   |
| 30/50                  | 522                                 | 15  | 215                              | 6   | 268                             | 7   | 290                               | 7   | 1045                               | 8   | 769                           | 20  | 84                           | 3   | 109                               | 3   |
| 20/20                  | 348                                 | 6   | 143                              | 3   | 179                             | 3   | 194                               | 3   | 697                                | 3   | 513                           | 8   | 56                           | 1   | 73                                | 2   |
| 25/25                  | 435                                 | 8   | 179                              | 3   | 224                             | 4   | 242                               | 4   | 871                                | 4   | 641                           | 10  | 70                           | 2   | 91                                | 2   |
| 30/30                  | 522                                 | 9   | 215                              | 4   | 268                             | 5   | 290                               | 5   | 1045                               | 5   | 769                           | 12  | 84                           | 2   | 109                               | 2   |
| 35/35                  | 609                                 | 11  | 250                              | 5   | 339                             | 5   | 339                               | 5   | 1219                               | 6   | 897                           | 14  | 98                           | 2   | 127                               | 3   |
| 40/40                  | 696                                 | 12  | 286                              | 5   | 359                             | 6   | 387                               | 6   | 1394                               | 6   | 1026                          | 16  | 130                          | 3   | 130                               | 3   |



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Fractions are rounded up

# Preservation Options

| Options        | % of Total DBH | Priority Tree |
|----------------|----------------|---------------|
| 1 (Overlap)    | 20%            | 100%          |
| 2 (Overlap)    | 25%            | 75%           |
| 3 (Overlap)    | 30%            | 50%           |
| 4 (No Overlap) | 20%            | 20%           |
| 5 (No Overlap) | 25%            | 25%           |
| 6 (Overlap)    | 30%            | 30%           |
| 7 (Overlap)    | 35%            | 35%           |
| 8 (Overlap)    | 40%            | 40%           |



# Accommodation Information for People with Disabilities



To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Isaak Staats at [istaats@bendoregon](mailto:istaats@bendoregon) or 541-388-5547; Relay Users Dial 7-1-1.



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# Parkside Place Comparison (37.10 Acres)

| Parkside Place                        | 6" (Deciduous) and 10" (Coniferous) | 6" or Larger (All Trees) |
|---------------------------------------|-------------------------------------|--------------------------|
| <b>Total # of Trees On-site</b>       | <b>139</b>                          | <b>187</b>               |
| <b>Total DBH</b>                      | <b>2,564</b>                        | <b>2,902</b>             |
| <b>DBH to be Preserved (%)</b>        | <b>15%</b>                          | <b>14%</b>               |
| <b>Total Trees 20" +</b>              | <b>39</b>                           | <b>39</b>                |
| <b># of 20" Trees to be Preserved</b> | <b>11 (28%)</b>                     | <b>11 (28%)</b>          |



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# Bend Bulletin Multi-Unit (1.57 Acres)

| Bend Bulletin Multi-Unit              | 6" (Deciduous) and 10" (Coniferous) | 6" or Larger (All Trees) |
|---------------------------------------|-------------------------------------|--------------------------|
| <b>Total # of Trees On-site</b>       | <b>27</b>                           | <b>40</b>                |
| <b>Total DBH</b>                      | <b>362</b>                          | <b>456</b>               |
| <b>DBH to be Preserved (%)</b>        | <b>206 (56%)</b>                    | <b>266 (55%)</b>         |
| <b>Total Trees 20" +</b>              | <b>6</b>                            | <b>6</b>                 |
| <b># of 20" Trees to be Preserved</b> | <b>5 (83%)</b>                      | <b>5 (83%)</b>           |



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# Sky Vista



50  
20  
24

Junipers  
Deciduous and Maples  
Pines and Evergreens

