



CITY OF BEND

# **TRUAC Meeting #8**

**Renee Brooke, Planning Manager**

**Pauline Hardie, Senior Planner**

November 7, 2023

# Agenda

1. Roll Call
2. Declaration of Actual or Potential Conflicts
3. Discussion on Minimum/Maximum Lot Sizes to Consider for Mitigation Options
4. Next Steps



# City Council Check-in Update & Scope

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.



# Minimum/Maximum Lot Sizes to Consider for Mitigation Options



# Min/Max Lot Sizes to Consider for Mitigation

	Under 1/2 Acre		½ - 1 Acre		1 - 2 Acre		> 2 Acres		Total # of Taxlots	Total Acres
Property Use By Zoning	# of Tax Lots	Total Acres	# of Tax Lots	Total Acres	# of Tax Lots	Total Acres	# of Tax Lots	Total Acres		
Non-Residential	86	14	62	44	43	60	41	622	232	739
Residential	862	163	168	117	82	104	74	1242	1186	1625
Grand Total	948	177	230	161	125	163	115	1864	1418	2365

- **Residential land includes Vacant, Vacant - Platted, and Vacant Entitled:**
  - **Vacant:** No established use & an improvement value less than \$20,000.
  - **Vacant - Platted:** Vacant tax lots identified within a subdivision, excluding tracts & common areas
  - **Vacant - Entitled:** Vacant or vacant platted lands with one or more of the following: active building permit, tentative plan, or site plan application. Removed vacant lands with active (issued) building permits
- **Non-Residential land includes best estimate based on no established uses in Bend Land Information System.**



# Min/Max Lot Sizes to Consider for Mitigation

1. Is there a development site size that should not be subject to preservation standards?
  - If yes, what size (e.g., ½ acre or 1 acre maximum)?
  - If yes, should they still be required to mitigate?
2. For development sites subject to the tree preservation standards, is there an absolute minimum % of DBH that must be preserved before mitigation is allowed?

	<b>Sky Vista Single-Unit 9.13 Acres</b>	<b>Poplar Cottages 0.54 Acres</b>	<b>Century Mixed-Use 1.50 Acres</b>	<b>Veridian Multi-Unit 2.81 Acres</b>	<b>Caraway Master Plan (Phase 1) 16.81 Acres</b>	<b>Parkside Place Master Plan 37.10 Acres</b>	<b>Bri Multi- Unit 2.23 Acres</b>	<b>Bulletin Multi-Unit 1.57 Acres</b>
<b>Actual On-Site DBH</b>	1739	715	897	968	3484	2564	324	362
<b>Actual Preservation</b>	44	207	0	144	1352	392	233	206
<b>Actual % Preserved</b>	2.53%	28.95%	0.00%	14.88%	38.81%	15.29%	71.91%	56.91%
<b>25% Requirement</b>	434.75	178.75	224.25	242	871	641	81	90.5
<b>5% (Floor)</b>	86.95	35.75	44.85	48.4	174.2	128.2	16.2	18.1



# Next Steps & Tentative Schedule



# Vote on Recommendations

**A. Size of Regulated Trees to be Inventoried and Mapped:** 6" or larger (Deciduous & Coniferous)

**B. Size of Priority Trees:** 20" or larger (Deciduous & Coniferous)

**C. Minimum/Maximum Lot Sizes to Consider for Mitigation Options**

**D. Preservation Options:**

**Option 1. Percent of Priority Trees to be Preserved:** 20% of Priority Trees would need to be preserved

**Option 2. Percent of Regulation Trees to be Preserved:** 25% of the total diameter at breast height (DBH) of Regulated Trees would need to be preserved

**Option 3. On-Site Tree Replacement Ratio.** Mitigation trees are required on-site to make up for anything less than the 25% DBH required in Option 2

*For example, if there is 600" of DBH on site and only 20% (120") is being preserved, then 30" of DBH is the required on-site mitigation. The mitigation required to meet the standard is based on the largest tree or trees proposed for removal that equal or exceed the required DBH.*

The following is the tree replacement ratios:

- 6" to 9.9" DBH: One Tree
- 10" to 19.9" DBH: Two Trees
- 20" or larger: Four Trees

**Option 4: Payment In-Lieu of Tree Preservation.** Staff will establish a program & payment amount

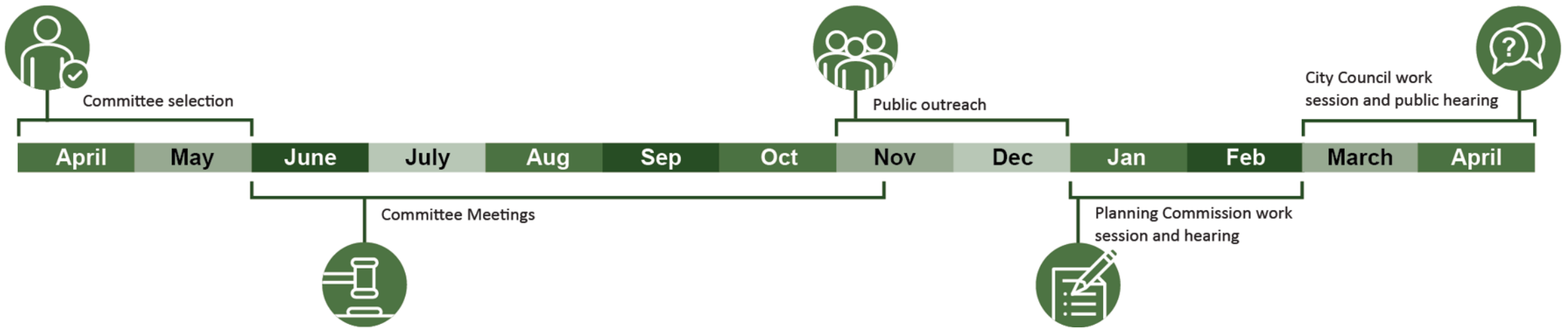


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# Tentative Schedule

- **Final TRUAC Meeting (Date TBD)** - Vote on recommendations to Planning Commission and City Council
- **Public Outreach** –December/January
- **Planning Commission work session and hearing** –January/February
- **City Council work session and public hearing** – 1st Quarter 2024



# 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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