



## JOINT PLANNING COMMISSION & CITY COUNCIL WORK SESSION

# AGENDA

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**Monday, April 13, 2026**

**5:30 p.m.**

This meeting includes in-person and virtual participation.

*Council Chambers*

*333 Broadalbin Street SW*

Or join the meeting here:

<https://council.albanyoregon.gov/groups/plc/zoom>

Phone In: 1-253-215-8782 (long distance charges may apply)

Meeting ID: 837-8633-4863; Passcode: 464432

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to order and pledge of allegiance
2. Roll call
3. Scheduled business:
  - 2025/2026 Land Use Legislation Summary [Pages 5-9]
  - Albany Development Code Amendments [Pages 10-18]
  - Tree Standards Input and Updates [Pages 19-58]
4. Public Comment
5. Adjournment

*This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov) or call 541-917-7550*

*Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.*

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**TO:** Albany Planning Commission and Albany City Council

**VIA:** Matthew Ruetters, Community Development Director

**FROM:** Anne Catlin, Comprehensive Planning Manager

**DATE:** April 6, 2026, for April 13, 2026 Planning Commission City Council Joint Work Session

**SUBJECT:** Legislative Mandates and Tree Standards

**Purpose:**

Staff requests that the Planning Commission and City Council review the summary of the land use related legislation from the 2025 and 2026 Oregon Legislative Sessions, results of the online tree survey and provide feedback on a few changes to the Albany Development Code and concepts for consideration for updating the tree standards.

**Background/Discussion:**

**A. 2025 and 2026 Land Use Legislation Summary and Compliance**

The attached 2025-2026 Legislation Summary document summarizes land use related bills that passed in the 2025 and 2026 Oregon Legislative Sessions and includes effective dates when jurisdictions must comply with the new statutory requirements with hyperlinks to each bill.

After the effective dates for each law, if there is a conflict between the adopted city codes and the provisions in the adopted bills, the language of the bills will be directly applied until the city can update the Albany Development Code (ADC).

Staff is preparing an amendment package to bring the city into compliance with laws in effect and those with effective dates of July 1, 2026. The code amendment package is scheduled for the Planning Commission on June 15, 2026, and the City Council on July 8, 2026.

The city has until January 1, 2027 to comply with most statutes in House Bill 2138, which includes numerous changes to middle housing and other infill housing allowances and standards, and has until January 1, 2028 to comply with changes related to cottage clusters. **Direction:** when would Council like to comply with House Bill 2138.

**B. Tree Standards Input and Updates**

Over the years, the public have voiced concerns about removal of healthy trees including Oregon White Oaks for development without gaining any mitigation or replacement. For example, when trees are removed for development, the ADC standards do not require replacement for any of the lost trees.

Tree removal is regulated in both the Albany Municipal Code (AMC 7.98, attached) and in the ADC (Sections 9.202 through 9.206, attached) and summarized below. However, neither code requires

retention or replacement of larger healthy trees: both the AMC and the ADC regulations note the city forester and city staff “may” require replacement trees.

**AMC Tree Regulations:**

- 7.98.120 - Heritage trees (rare, threatened or endangered trees and trees designated as significant by the Parks, Recreation and Tree Advisory Commission, PRTAC) may not be removed unless approved by the PRTAC.
- 7.98.040 requires permits for planting or removing public street trees and removal of individual healthy trees 20 or more inches in diameter (about five and one-quarter feet in circumference) not part of a land use application – but criteria in 7.98.180 would allow removal “when necessary pursuant to a building permit for an improvement for which a site plan approval is not required.”.

**ADC Standards:**

- ADC 9.204 requires land use approval for removal of five or more trees over 8 inches in diameter on lots or property in contiguous ownership more than 20,000 square feet. The 20,000 SF lot size was selected to exempt most residential lots and smaller commercial lots from needing a permit to remove trees on their property, except for large trees.

**Public Engagement:**

The following public engagement regarding the city’s current tree standards and potential tree retention and replacement code concepts.

- In August 2025 and March 2026, staff met with the PRTAC
- In October 2025, staff met with local development community
- In December, an online survey was posted for residents. The survey generated 355 responses. (Survey results are attached.)

**Summary of input received:**

- While several respondents indicated they do not want any regulation on private property, most respondents would like to see a focus on retaining large, native, and endangered trees, and trees that provide habitat such as Oregon White Oaks.
- Most want new trees to be planted when trees are removed and city enforcement of trees that were required to be planted and then removed
- Protection of endangered trees and native tree groves are of highest importance
- Street trees make residential neighborhoods a desirable place to live, followed closely by preservation of trees through a neighborhood in front or backyards
- Tree canopy was favored as a method to measure the amount of trees removed/replanted
- Strategic planting of new trees is more important than saving non-endangered or large trees.
- A fee-in-lieu program would be supported if trees cannot be saved during development or replanting cannot occur on site.

At the meeting, staff will be seeking input on the following topics:

1. Tree retention – what types, size, and percentage of trees/tree canopy should be retained with development
2. Tree replacement options – number of trees/percentages of tree canopy, tree protection easements, and street trees versus on-site trees

**Attachments:**

1. 2025-2026 Legislation Summary
2. Albany Municipal Code 7.98 Tree Regulations
3. Albany Development Code Tree Protection (Sections 9.202 -9.206)
4. Tree Protection Survey Results
5. Tree Protection Survey Questions Summary (RAW data with written responses)



# 2025–2026 Land Use Legislation Summary

## IN EFFECT or EFFECTIVE by JULY 1, 2026:

### **House Bill 4037 (2026) – Governor’s Omnibus Housing Bill**

Addresses a range of housing-related issues. Reduces regulations for residential development subject to clear and objective standards on land outside of natural resource or designated historic resource overlay areas:

- **Notice Areas:** the notice area for housing applications subject to clear and objective standards to 100 feet (from 300 feet) and establishes a maximum notice area of 500 feet for developments with 20 or more units. *[The city currently has a 1,000-foot notice area for developments with more than 50 units and 300 feet for those with less than 50 units.]*
- **Public Hearings:** Cities may not require a public hearing for residential developments subject to clear and objective standards or tree removal related to the development of housing.
- **Appeals:** only the applicant is able to appeal the decision locally or to LUBA.
- Prioritizes **state surplus property for housing** for residents whose incomes are no greater than 120 percent of the area median income and prioritizes funds to nonprofits and housing authorities.
- Adjusts certain terms of the **Moderate-Income Revolving Loan (MIRL)** program to fund affordable housing projects.

### **Senate Bill 974 (2025; sunsets 1/2/33) –Residential Development Application Processes**

- **Design Waiver** for residential developments of 20 or more single dwellings, manufactured dwellings or middle housing, cities must waive specific “design standards” intended to preserve the desired character, architectural expression, decoration, or aesthetic quality of new homes:
  - (A) Facade materials, colors, or patterns;
  - (B) Roof decoration, form, or materials;
  - (C) Accessories, materials or finishes for entry doors or garages;
  - (D) Window elements such as trim, shutters, or grids;
  - (E) Fence type, design, or finishes;
  - (F) Architectural details, such as ornaments, railings, cornices and columns;
  - (G) Size and design of porches or balconies;
  - (H) Variety of design or floorplan; or
  - (I) **Front or back yard area landscaping materials or vegetation** *[Albany does not regulate (A) through (H) outside of historic districts but does have front yard landscaping requirements.]*

*Waiver does not apply to proposals for 19 or fewer single, middle housing or manufactured dwellings and all multiple dwelling unit developments.*
- **Reduced Notice Areas and Hearings:** Residential Planned Developments and residential development applications that include zone changes to allow denser development must now be processed as Type II staff-level decisions with hearings only permitted on appeal and reduced notice area from 300 or more feet to 100 feet
- **Engineering plan/public works permits review shot clock established:** 30-day completeness period followed by a 120-day review period with possibility of mutual extension for up to 245 days total. *[No ADC changes required.]*

### **House Bill 2258 (2025) - Oregon Homes (Preapproved House Plans and Siting Criteria\*)**

Cities must allow the following residential development with **pre-approved building plans** on residentially zoned lots between 1,500 and 20,000 square feet not in a significant natural resource district or hazard zone or on land with average slopes of more than 15%:

- Attached or detached housing, accessory dwelling units, duplexes, triplexes, fourplexes, or townhouses, including prefabricated or modular housing up to 2,200 SF
- Cottage cluster dwellings with an average size up to 1,400 SF
- **Multi-dwelling unit** developments with more than 6 and fewer than 12 units with an average size of up to 1,400 SF **[NEW! MDUs not currently permitted in lower density zones.]** →
- Pre-approved building plan sets established by the Department of Consumer and Business Services (DCBS) or approved plans submitted by developers **(NEW! \*IN WORKS)**

**Direction:** MDUs are 5+ units. Consider 5 to 12 (instead of 6 to 12) units?

Developments are prohibited from removing heritage trees or trees with a diameter of 20 inches or more at breast height (DBH) and when locally protected tree species that are healthy with a DBH of 12 inches or more are removed, these must be replaced.

\*Rulemaking IN WORKS: The Land Conservation and Development Commission (LCDC) is developing rules to implement the bill language by January 1, 2027.

#### **House Bill 2005 (2025) – Siting of Residential Treatment Homes and Facilities**

- Cities must allow residential treatment homes and facilities without requiring a conditional use permit on land zoned for residential, commercial, employment, public (excluding park land), and industrial uses (excluding heavy industrial);
- Cities must allow existing or pending crisis stabilization centers without requiring a conditional use permit under certain conditions on land zoned for commercial, employment, public, and industrial uses and mental or psychiatric hospitals when adjacent to a crisis center.

#### **House Bill 3560 (2025, effective 1/1/2027) – Siting of Child Care Uses**

- Modifies the definition of “child care center” to include a preschool recorded program, school-age recorded program or a parent cooperative.
- Cities must allow childcare centers without requiring a conditional use permit on land zoned for 12 or more units per acre (RM, RMA, HD, mixed use zones), commercial, industrial excluding heavy industrial zones and if within 240 feet of residential zoned land, and public land (excluding parks)

#### **House Bill 3136 (2025) – Planning Commission composition**

- Removed limitations on the number of realtors that can serve on the commission. *[The Albany Municipal Code currently limits to 2 realtors.]*

#### **Senate Bill 1561 (2026) – Natural Disaster Housing Replacement**

- Requires local governments to approve restoration or replacement of dwellings rendered uninhabitable by a natural or involuntary event under an alternative process that is not a land use decision.

#### **LAND USE RELATED – No City Action Needed**

##### **House Bill 4035 (2026) – Updates to Temporary UGB Expansion for Housing (2024 SB 1537)**

Changes to the one-time urban growth boundary expansion process originally created by Senate Bill 1537 to make it more flexible and increasing the cap on the amount of land to 150 net buildable acres for residential uses at 10 units an acre and if the city has adopted a binding conceptual site plan or the site is not more than 15 net buildable acres, under a temporary program. Must demonstrate the need for additional land.

##### **House Bill 4082 (2026; Sunsets 1/2/33) – One Time UGB Expansions for Manufactured Home Parks and Senior Housing**

Expands the temporary UGB addition program to allow UGB expansions for housing that is predominantly for older persons or for manufactured or prefabricated dwellings or parks without

having to demonstrate the need for housing land. Expansions are limited to 100 net residential acres and at least 80 percent of senior housing must be affordable for at least 30 years for households with incomes up to 120 percent of area median income.

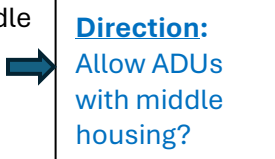
**House Bill 3144 (2025) – Manufactured Housing CC&Rs**

Invalidates any CC&Rs enacted after January 1, 2026 that prohibit manufactured housing development.

**EFFECTIVE JANUARY 1, 2027 AND LATER:**

**House Bill 2138 (2025, effective January 1, 2027) - Middle Housing and Infill**

**COUNCIL Direction:** The city is not required to comply with the following changes until January 1, 2027, and January 1, 2028 for cottage cluster changes. When would council like to implement these changes?

- Middle Housing Definitions – change to allow attached or detached duplex, triplex, and quadplex units in any configuration
- Must allow middle housing on lots that have an existing single dwelling unit, accessory dwelling unit (ADU), single dwelling unit and ADU, or a duplex
- Hearings, Appeals and Notices. No hearings are permitted on Expedited or Middle Housing Land Divisions. No third party may intervene to oppose the application. The notice of decision may only be mailed to the applicant. No local appeals are permitted; appeals must now go to LUBA
- Must allow bonus units when an accessible or affordable middle housing unit (incomes up to 120% of area median) is provided: Within a duplex or triplex the city must allow one additional unit creating a triplex or fourplex; for townhouses, fourplexes, and cottage cluster units, up to two additional units must be permitted
- **City MAY** prohibit or allow new accessory dwelling units (ADUs) with middle housing or subsequent middle housing land division (MHL) provided the “child” lot created by a MHL may be used to create housing that is at or above the minimum density for the zone. 
- Single Room Occupancy (SRO) Developments – amends the definition to allow detached SRO configurations; and must allow SROs at three times the maximum density applied to multi-dwelling housing.
- Must allow simultaneous subdivision and middle housing land division (MHL) applications – no notice requirements
- VOIDS Restrictive Covenants: Invalidates prohibitive covenants and restrictions to developing accessory dwelling units, middle housing or partitioning or subdividing land for middle housing or accessory dwelling units. Prohibits recorded instruments/restrictions on the siting of manufactured or prefabricated housing after January 1, 2026, or other housing types that would be developed below the maximum density of the zone in place before January 1, 2020.
- Traffic impact analysis (TIA) is now permitted for townhouse or cottage cluster developments with more than 12 units.
- Affordable housing land use review time limit of 100 days (other land use decisions have a 120-day clock).
- Expedited Land Divisions – city may not hold a hearing on the application or allow any third part to intervene to oppose the application.

**Effective January 1, 2028: Cottage cluster definition and standard changes**

- Cottage Cluster Definition: Must allow both attached and detached cottage clusters in subgroupings of up to 4 units in any configuration with a courtyard

- Courtyard: Removed the minimum courtyard size requirements
- Cottage Size: Replaced the maximum cottage footprint size of 900 square feet and maximum floor area size of 140 SF with “small footprint or floor area”. (\*RULE MAKING regarding implementation is in works.)

**House Bill 2658 (January 1, 2031) – Frontage Improvements**

- Cities with populations of 15,000 or more may not require frontage improvements for alterations to an existing structure that do not increase the building’s square footage or footprint and

**OTHER HOUSING & ECONOMIC DEVELOPMENT (no city action required):**

**Senate Bill 1576 (2026, 91<sup>st</sup> day after sine die) - Accessible Affordable Housing Act**

Directs state to adopt more stringent accessibility requirements for covered multi-dwelling unit developments and other types of dwellings to comply with Fair Housing Act. The bill requires that any subsidized rental development for which Oregon Housing and Community Services (OHCS) provides funding must comply with Section 504 of the federal Rehabilitation Act of 1973. It updates the definition of “accessible” as it applies to affordable and subsidized housing.

**House Bill 4036 (2026) – Funding for Affordable Housing**

Provides \$100 million in new bonding authority which includes \$75 million for new construction via the LIFT program and \$25 million specifically dedicated to preserving our existing affordable housing stock.

**House Bill 2316 (2025) – Home Start Lands (State-Owned Lands for Housing)**

Directs the Department of Administrative Services (DAS) to identify lands owned by the state inside UGBs to designate as Home Start Lands if they are better used for housing than their current use. DAS may also identify land that can be exchanged for real property of equal value to designate as Home Start Lands. Prescribes that local governments may nominate lands to DAS for designation of Home Start Lands. These lands must be subject to an affordability covenant making them available to low- or moderate-income households. Specifies conditions of disposition of land including selling, transferring, or leasing for 99 years. Dictates that the housing developed must be available for sale or for lease to households of low- or moderate- income for a period of 30 years.

Dictates that Home Start Lands can be used for single-unit dwellings, middle housing, or more dense housing if the zoning permits.

**House Bill 4128 (2026) - 90 Day Waiting Period for Private Equity to Buy Homes.**

This bill creates restrictions on the purchase of single-family residences by certain large institutional real estate investors and related entities, requiring that the residence be publicly listed for sale for at least 90 consecutive days immediately preceding the covered entity’s offer or acceptance of an offer. HB 4128 authorizes any person, without a showing of harm, to bring a civil action within five years of a sale or acquisition for violations and to seek injunctive relief. It additionally applies to offers to purchase or acquire a single-family residence conveyed by a covered entity on or after the bill’s effective date of January 1, 2027.

**House Bill 3031 (2025) - Housing Infrastructure Financing Program (Funded by Senate Bill 5531)**

Directs the Oregon Infrastructure Finance Authority (OIFA) to create housing infrastructure financing as grants or loans to local jurisdictions, intergovernmental entities and federally recognized tribes. These funds can be used to develop or improve infrastructure or site development (including privately owned sites) projects related to transportation, water, wastewater, storm water, or for increasing capacity of these systems due to specific proposed housing developments. [City applied for this \$.]

**Senate Bill 1567: Mixed Income Development Fund**

Creates the Mixed Income Development Fund at Oregon Housing and Community Services (OHCS), allowing OHCS to develop and implement a program to provide below-market, short-term loans for the development of mixed income housing. OHCS must adopt rules to establish program eligibility criteria,

the method by which the interest rates and terms are set, the proportion of housing units that must be restricted units, the minimum duration for which restricted units must be affordable (which must be at least the term of the loan); and the means by which a project that receives a loan ensures affordability of restricted units through an affordable housing covenant. The Legislature allocated \$20 million to the fund. The bill goes into effect on the 91st day after sine die (June 5).

**House Bill 4084 (2026) – Governor’s Prosperity Roadmap Package**

Establishes the Joint Permitting Council to administer a fast track permitting program (for permits from state agencies) that allows eligible economic development projects that exceed \$100 million in capital investment and are consistent with regional economic development priorities to obtain expedited regulatory approval from state agencies for projects.

## Chapter 7.98 TREE REGULATIONS

### Sections:

<a href="#">7.98.010</a>	Purpose.
<a href="#">7.98.020</a>	Definitions.
<a href="#">7.98.030</a>	Prohibited activities.
<a href="#">7.98.040</a>	Permits required.
<a href="#">7.98.050</a>	Street trees – Classification and spacing.
<a href="#">7.98.060</a>	Distance between curb and sidewalk.
<a href="#">7.98.070</a>	Distance from street corners and fire hydrants.
<a href="#">7.98.080</a>	Planting in roadways having no gutter or curb.
<a href="#">7.98.090</a>	Tree topping.
<a href="#">7.98.100</a>	Exemptions.
<a href="#">7.98.110</a>	Private utility tree policy.
<a href="#">7.98.120</a>	Heritage trees.
<a href="#">7.98.130</a>	Pruning, corner clearance.
<a href="#">7.98.140</a>	Dead or dangerous tree removal on private property.
<a href="#">7.98.150</a>	City's power and authority is permissive, not mandatory.
<a href="#">7.98.160</a>	Arborist certification.
<a href="#">7.98.170</a>	Permit approval.
<a href="#">7.98.180</a>	Tree removal permit criteria.
<a href="#">7.98.200</a>	Conditional permit approval.
<a href="#">7.98.205</a>	Permit fees.
<a href="#">7.98.210</a>	Appeals.
<a href="#">7.98.215</a>	Protecting residual trees.
<a href="#">7.98.220</a>	Penalties.

### 7.98.010 Purpose.

The following chapter is established by the Albany City Council to promote and protect the public health, safety, and general welfare of the citizens of Albany by providing for the regulation of the planting, maintenance, and removal of trees in the City of Albany. Trees of significant size possess considerable environmental and aesthetic qualities beneficial to the community. These standards are intended to balance the preservation of significant trees as a benefit to the community with the individual right to use and enjoy property. (Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993).

### 7.98.020 Definitions.

- (1) "Certified arborist" means a person certified by the International Society of Arboriculture as having specialized knowledge, experience, and training related to arboriculture.
- (2) "City Forester" means the person designated by the Parks and Recreation Director to be the authorized representative in matters concerning the urban forest of the City of Albany.
- (3) "Critical root zone" means the area around a tree where roots are critical to a tree's survival. The critical root zone is estimated and expressed as a circle around the center of a tree's trunk, where the radius is calculated by adding one foot for every one inch of trunk diameter plus the tree trunk's radius; where all tree measurements are consistent with those for establishing tree circumference. For example, a tree with a tree circumference of 6.5 feet would have a trunk radius of 1 foot and diameter of 25 inches. The critical root zone would be a circle with a radius of 26 feet (1 ft + (25 in \* 1 ft/in)) from the center of the tree's trunk and have a total diameter of 52 feet.
- (4) "Hazardous or dangerous tree" means a tree that is classified as a hazardous or dangerous tree by the Parks, Recreation, and Tree Advisory Commission.
- (5) "Person" means any individual, partnership, copartnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity, or any other legal entity, or their legal representatives, agents, or assigns.
- (6) "Public trees" means trees located on property designated as a public park and trees located in public right-of-way not defined as street right-of-way.
- (7) "Parks and Recreation Director" means the person designated by the City Manager to supervise the Parks and Recreation Department and who is charged with certain duties and responsibilities by this chapter, or the duly authorized representative.
- (8) "Remove" or "removal" means to cut down a tree or remove 40 percent or more of the crown, trunk, or root system of a tree; or to damage a tree so as to cause the tree to decline or die. The term "removal" includes,

but is not limited to, topping, damage inflicted upon a root system by application of toxic substances, operation of equipment and vehicles, storage of materials, change of natural grade due to unapproved excavation or filling, or unapproved alteration of natural physical conditions. The term "removal" does not include normal trimming or pruning of trees.

(9) "Significant tree" means:

- (a) Any heritage, rare, threatened, or endangered tree of any size as defined or designated under state or federal law; or
- (b) Any tree designated as significant by the Parks, Recreation, and Tree Advisory Commission by virtue of heritage parameters or size.

(10) "Street trees" means trees located in public rights-of-way within the City.

(11) "Tree" means a self-supporting, perennial woody plant characterized by one main trunk or in some cases multiple trunks, and one main canopy of leaves, usually growing to a height of 15 feet or higher.

(12) "Tree circumference" means the distance measured around the trunk of a tree at four and one-half feet above the mean ground level from the base of the trunk. The circumference of a tree with multiple trunks is determined by adding together the individual trunk circumferences greater than six inches. (Ord. 6041 § 1 (Exh. A), 2024; Ord. 6006 § 1, 2022; Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993).

### **7.98.030 Prohibited activities.**

- (1) It shall be unlawful for any person to remove, destroy, break, or injure any street tree or public tree.
- (2) It shall be unlawful for any person to attach or keep attached to any street or public tree or to the guard or stake intended for the protection of such tree, any rope, wire, chain, sign, or other device whatsoever, except as a support for such tree.
- (3) During the construction, repair, alteration or removal of any building or structure it shall be unlawful for any owner or contractor to leave any street tree or public tree in the vicinity of such building or structure without a good and sufficient guard or protectors as shall prevent injury to such tree arising out of or by reason of such construction or removal.
- (4) Excavations shall not occur within 10 feet of any street tree or public tree without approval of the City Forester, applying criteria developed by the Parks, Recreation, and Tree Advisory Commission. Utility pole installations are exempted from the requirements set forth in this subsection. During such excavation or construction, any such person shall guard any street tree or public tree within 10 feet thereof.
- (5) All building material or other debris shall be kept at least four feet from any street tree or public tree.
- (6) Unless removal is expressly authorized by a land use action or approval issued by the City of Albany, it shall be unlawful to remove any tree larger than or equal to 6.5 feet in circumference (approximately 25 inches in diameter), public or private, within the City of Albany city limits without first making application to the City of Albany and obtaining a permit or as otherwise authorized by this code. (Ord. 6006 § 1, 2022; Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993. Formerly 7.98.120).

### **7.98.040 Permits required.**

- (1) A permit shall be obtained from the City Forester, applying criteria developed by the Parks, Recreation, and Tree Advisory Commission, before planting, pruning, or otherwise affecting a street tree.
- (2) A permit shall be obtained from the City Forester, applying criteria contained in AMC [7.98.180](#), for the removal of individual trees equal to or greater than five and one-quarter feet in circumference on all property within the city limits of the City of Albany.
- (3) With a permit, adjacent property owners may plant street trees so long as the selection, location, and planting of such trees is in accordance with this chapter.
- (4) Any street tree planted that does not comply with this chapter may be removed by the City at the direction of the Parks, Recreation, and Tree Advisory Commission. The cost of such removal will be borne by the person or persons who planted the tree.
- (5) Permits shall be valid for a period of 180 days following the date of issuance. (Ord. 6041 § 1 (Exh. A), 2024; Ord. 6006 § 1, 2022; Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993. Formerly 7.98.090).

### **7.98.050 Street trees – Classification and spacing.**

- (1) The Parks, Recreation, and Tree Advisory Commission shall develop and maintain a list of approved trees for planting along streets. The trees will be listed in three size classes based on mature height: small (under 30 feet); medium (30 to 50 feet); and large (over 50 feet). Lists of trees not suitable for planting will also be created by the Parks, Recreation, and Tree Advisory Commission.
- (2) The Parks, Recreation, and Tree Advisory Commission shall develop criteria on the spacing of street trees. (Ord. 6006 § 1, 2022; Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993. Formerly 7.98.030).

**7.98.060 Distance between curb and sidewalk.**

The distance street trees may be planted from curbs or curblines and sidewalks will be in accordance with the three size classes listed in AMC [7.98.050](#)(1). No tree may be planted in a planting strip with a width of less than the following: small trees, three feet; medium trees, five feet; and large trees, eight feet. The exception to this rule shall be when curb and sidewalk are protected by a chemical or mechanical barrier approved by the City Forester. (Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993).

**7.98.070 Distance from street corners and fire hydrants.**

The Parks, Recreation, and Tree Advisory Commission shall establish standards for planting street trees in vision clearance areas. (Ord. 6006 § 1, 2022; Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993).

**7.98.080 Planting in roadways having no gutter or curb.**

No trees, shrubs, or plantings more than 18 inches in height above the adjacent grade shall be planted in the public right-of-way abutting roadways having no established curb or gutter, unless approved by the City Engineer. (Ord. 6006 § 1, 2022; Ord. 5948 § 1 (Exh. A), 2020; Ord. 5841 § 2, 2014; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993. Formerly 7.98.130).

**7.98.090 Tree topping.**

It shall be unlawful for any person to top any street tree, public tree, or heritage tree. Topping shall be defined as the cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal top. Trees severely damaged by storms or other causes or certain trees under utility wires or other obstructions where normal pruning practices are impractical may be exempted at the determination of the City Forester. (Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993. Formerly 7.98.140).

**7.98.100 Exemptions.**

(1) In the event of a storm, freeze, or other environmental event resulting in damage to street and public trees, the City Manager may declare an emergency suspension of the permit requirements for the removal and pruning of trees set forth in this chapter. Such declaration shall prescribe dates during which permits are not required, but in no event may any single declaration exceed 21 days.

(2) Additional tree removal permits are not required for any trees that have been authorized for removal in an approved site plan review processed in accordance with the Albany Development Code. (Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993. Formerly 7.98.150).

**7.98.110 Private utility tree policy.**

Upon obtaining a permit from the City Forester, a private utility maintaining its utility system in a street may prune or cause to be pruned, using proper arboricultural practices in accordance with said permit, any tree located in or overhanging the street that interferes with any light, pole, wire, cable, appliance or apparatus used in connection with or as a part of the utility system; but no tree shall be pruned without the consent of the abutting owner until the utility shall have given a written, printed, or verbal notice to the owner or occupant of the premises. The City Forester must be notified before any work proceeds. In cases of emergency, the consent of the abutting property owner may not be required, but notification of any work completed must be reported to the City Forester. (Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993. Formerly 7.98.040).

**7.98.120 Heritage trees.**

The Parks, Recreation, and Tree Advisory Commission may designate certain trees as "heritage trees" within the City with the consent of the owner(s) of record. The purpose of the heritage tree designation is to recognize, foster appreciation of, and protect trees having significance to the community. The Parks, Recreation, and Tree Advisory Commission shall have the authority to determine, select, and identify such trees that qualify as heritage trees. Once a tree is designated as a heritage tree, it will remain so unless it becomes necessary to classify it as a dangerous tree and removed as such. Heritage trees may not be removed without the express consent of the Parks, Recreation, and Tree Advisory Commission. (Ord. 6006 § 1, 2022; Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993. Formerly 7.98.050).

**7.98.130 Pruning, corner clearance.**

Every owner of any tree, located on private property, overhanging any street or right-of-way within the City shall prune the branches so the branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection, traffic sign, or traffic control device, and so that there shall be a clear space of 14 feet above street surface, and eight feet above the sidewalk surface. Said owner shall remove all dead, diseased, or

dangerous trees, or broken or decayed limbs that constitute a menace to the safety of the public. The City shall have the right to prune any tree or shrub on private property when it interferes with the light from any street lamp, or interferes with visibility of any traffic control device or sign or vision clearance area at intersections and driveways. Tree limbs that grow within 10 feet of high voltage electrical conductors shall be maintained clear of such conductors by the electric utility company in compliance with any applicable franchise agreements and AMC [7.98.110](#), Private utility tree policy. (Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993. Formerly 7.98.080).

#### **7.98.140 Dead or dangerous tree removal on private property.**

The Parks, Recreation, and Tree Advisory Commission shall have the right to cause the pruning or removal of any dead or dangerous trees on private property within the City, when such trees constitute a hazard to life and property, or harbor insects or disease which constitute an imminent threat to other trees within the City. The City Manager or his designee will notify in writing the owners of such trees. Removal shall be done by said owners at their own expense within 30 days after the date of service of notice. The failure of the property owner to prune or remove said dead or dangerous tree within 30 days of the delivery of notice shall be deemed a violation of the Albany Municipal Code, and, in addition to prosecution of said violation, the City Manager or his authorized representative may at any time thereafter prune or remove said dead or dangerous tree and assess the cost against the property as provided hereafter.

(1) **Deadline to Remove Dead or Dangerous Trees.** Within 30 days after the date of service of the notice, the owner of the property shall cause the tree determined to be dead or dangerous to be removed.

(2) **Requested Removal by City.** At the request of the owner, the City Manager or his/her designate will cause said dead or dangerous tree to be removed for a fee sufficient to cover the direct cost plus 30 percent for administrative overhead with a minimum fee.

(3) **Removal by City.** The City Manager or his/her designate may cause to be removed any tree determined to be dead or dangerous at any time following the deadline for removal set forth at subsection (1) of this section. The cost of the removal of said dead or dangerous tree shall be as calculated in subsection (2) of this section and will be a charge to the owner of the property and will become a lien against the property.

(4) **Right to Enter.** In the event that it becomes necessary for the City Manager or his/her designate to undertake the removal of the said dead or dangerous tree from any private property within the City, the designate of the City Manager shall have the right at reasonable times to enter into or upon said property to remove said dead or dangerous tree.

(5) **Cost to Become a Lien.** Upon completion of the removal of a dead or dangerous tree under these provisions and in the event that the fee is not paid within 30 days thereafter, the City Manager or his/her designate shall file with the City Recorder and thereafter present to the City Council an itemized statement of the cost thereof. After providing the notice and hearing set forth below, the City Council shall, by ordinance, determine the reasonableness of said statements of costs and adjust the same, and thereupon the amount of said statements as approved by the City Council shall be an obligation owed to the City of Albany by the owner or owners of the real property involved, and the City shall have a lien upon said real property for such sum and the lien shall be entered in the lien docket and enforced against said property in the same manner provided for the enforcement of City liens.

(6) **Notice and Hearing.** Prior to the adoption of the ordinance referred to in subsection (5) of this section, the City Manager or his/her designate shall cause a notice to be mailed by registered or certified mail, postage prepaid, to the record owner or owners of any real property upon which the City proposes to impose a lien for the costs of the removal of a tree determined to be dead or dangerous. This notice shall be mailed to the owner or owners of the real property in question at the address designated on the Linn or Benton County real property tax assessment rolls. An error in the name of the property owner or owners shall not void the assessment nor will a failure to receive the notice of the proposed assessment render the assessment void and any lien imposed pursuant to this section shall be a valid lien against the property. The notice shall contain a summary of the costs which are proposed to be assessed against the owner's property and shall advise of the City's intent to assess said costs against the real property upon which the work was performed and shall further advise the owner or owners of their right to a hearing before the City Council concerning the proposed assessment and the date and time of said hearing.

(7) **Summary Abatement.** The procedure provided in this section is not exclusive but is in addition to abatement procedure provided by other ordinances. (Ord. 6006 § 1, 2022; Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993. Formerly 7.98.1100, 7.98.110).

#### **7.98.150 City's power and authority is permissive, not mandatory.**

Under no circumstances shall this chapter obligate the City of Albany, or any employee or agent thereof, to undertake any particular action to enforce any of the terms of this chapter. All authority granted to the City, its agents and employees, shall be permissive and not mandatory, and the City, its agents and employees shall have complete discretion to determine whether or not enforcement action of any type should be undertaken and

if so, the nature of the enforcement action itself. The remedies provided in these regulations shall be cumulative and in addition to any and all remedies available at law or equity. (Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5181 § 1, 1995. Formerly 7.98.105).

#### **7.98.160 Arborist certification.**

A tree contractor shall have on staff an arborist certified by the International Society of Arboriculture to be qualified to prune, treat, or remove street or public trees within the City. The certified arborist must oversee all pruning work and certify that all work meets the City's pruning specifications. If a certified arborist is not on the staff of the contractor, the City Forester, applying criteria developed by the Parks, Recreation, and Tree Advisory Commission, must approve the tree service contractor before the work begins. In cases where the professional opinion of a certified arborist differs from that of the City Forester, the City Forester may refer the matter to the Parks, Recreation, and Tree Advisory Commission for a decision. Nothing in this section shall prevent the employees of public agencies who are not certified arborists from pruning trees on the grounds of those public agencies. (Ord. 6006 § 1, 2022; Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993).

#### **7.98.170 Permit approval.**

The Parks and Recreation Director or designee shall approve or conditionally approve permits when it has been demonstrated that one or more criteria in AMC [7.98.180](#) have been met. (Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001).

#### **7.98.180 Tree removal permit criteria.**

(1) Tree removal will be approved when:

(a) It has been determined by the City Forester or by a certified arborist, without objection from the City Forester, that a tree is hazardous, dangerous, or significantly impacted by aggressive pests or pathogens, with a potential to spread and no other viable options are reasonably available to minimize hazard or alleviate risk of pest or pathogen to spread; or

(b) A logging permit issued by the Oregon Department of Forestry has been submitted to the City Forester; or

(c) Trees are overcrowded and it is determined by the City Forester that removal will have a positive impact on the overall site and will not compromise the health of residual trees; or

(d) When necessary pursuant to a building permit for an improvement for which a site plan approval is not required; or

(e) Variance Clause. When unique circumstances specific to the applicant's situation have been expressed in writing with the application and the Parks, Recreation, and Tree Advisory Commission has approved removal. Unique circumstances that could allow for a variance may include but are not necessarily limited to:

(i) A tree that is causing significant negative impacts to improvements or personal property;

(ii) Personal health reasons such as severe allergic conditions; or

(iii) The tree is invasive, having significant negative impact to surrounding vegetation.

(2) In all other cases, a tree removal permit shall be denied. (Ord. 6006 § 1, 2022; Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001).

#### **7.98.200 Conditional permit approval.**

The City Forester may specify conditions to the approval of tree removal. Such conditions may include, but not necessarily be limited to, the methods for protecting residual trees identified in AMC [7.98.215](#) and/or a requirement for certified arborist oversight during construction activities, specific construction methods such as critical root zone protection and protective fencing, post-removal site cleanup, maintenance of replacement trees, and/or post-construction evaluation of tree health. (Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001).

#### **7.98.205 Permit fees.**

Permit application fees for removal permits shall be established by Council resolution. (Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001).

#### **7.98.210 Appeals.**

Any person who is denied a permit or is granted a permit with conditions may appeal the denial or imposition of condition by filing a written notice of appeal to the City Forester. The notice must be received within 15 calendar days of the date of denial or the date of issuance of the permit with conditions imposed. The appeal must describe in writing the specific basis upon which the appellant asserts that the decision was in error. The specific basis may include but not necessarily be limited to private need, which is unique to the property owner's circumstances as stated in AMC [7.98.180](#)(1)(e). The Parks, Recreation, and Tree Advisory Commission

will review all appeals. Appeals of decisions made by the Parks, Recreation, and Tree Advisory Commission are made to the city council in accordance with AMC [2.21.040](#) (formerly 2.23.060). (Ord. 6006 § 1, 2022; Ord. 5948 § 1 (Exh. A), 2020; Ord. 5495 § 1, 2001).

**7.98.215 Protecting residual trees.**

When removing trees under a permit or site plan approval, precautions shall be made to protect residual trees and tree roots from damaging agents during and after the removal process. The following tree protection specifications should be followed to the maximum extent feasible for all projects with protected existing trees:

(1) Within the drip line of any protected existing tree, there shall be no cut or fill over a four-inch depth unless a qualified arborist or forester has evaluated and approved the disturbance.

(2) Prior to and during construction, an orange fence shall be erected around all protected existing trees that is a minimum of four feet tall, secured with metal T-posts, no closer than six feet from the trunk or within the drip line, whichever is greater. There shall be no storage or movement of equipment, material, debris, or fill within the fenced tree protection zone.

(3) During the construction stage of development, the applicant shall prevent the cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil, or any other material harmful to the life of a tree within the drip line of any protected tree or group of trees.

(4) No damaging attachment, wires, signs, or permits may be fastened to any protected tree.

(5) Large property areas containing protected trees and separated from construction or land clearing areas, road rights-of-way, and utility easements may be “ribboned off,” rather than erecting protective fencing around each tree as required in subsection (2) of this section. This may be accomplished by placing metal T-post stakes a maximum of 50 feet apart and tying ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.

(6) The installation of utilities, irrigation lines, or any underground fixture requiring excavation deeper than six inches shall be accomplished by boring under the root system of protected existing trees at a minimum depth of 24 inches. The auger distance is established from the face of the tree (outer bark) and is scaled from tree diameter at breast height as described in the table below.

**Auger Distances for Installation of Utilities**

Tree Diameter at Breast Height (inches)	Auger Distance from Face of Tree (feet)
8 – 9	5
10 – 14	10
15 – 19	12
Over 19	15

(Ord. 5948 § 1 (Exh. A), 2020).

**7.98.220 Penalties.**

Any person violating any of the provisions of this code relating to the planting, pruning, trimming, or removal of trees shall be strictly liable for such violations and punished under the general penalty provided for in Chapter [1.04](#) AMC. Proof of a specific criminal intent shall not be required. Any violation of this chapter which affects an individual tree shall be a separate offense. (Ord. 5948 § 1 (Exh. A), 2020; Ord. 5712 § 1, 2009; Ord. 5495 § 1, 2001; Ord. 5096 § 2, 1993. Formerly 7.98.170).

## ARTICLE 9 ON-SITE DEVELOPMENT AND ENVIRONMENTAL STANDARDS

### TREE PROTECTION

9.202 Purpose. Trees of significant size represent a visual and aesthetic resource to the community. Trees provide benefits including shading, reduction in excess stormwater runoff, erosion control, and wildlife habitat. These standards are intended to balance the preservation of significant trees as a benefit to the community with the individual right to use and enjoy property.

[Ord. 5445, 4/12/00; Ord. 5764, 12/1/11, Ord. 5947, 1/1/21]

9.203 Definitions. For the purposes of the following sections, these definitions apply:

- (1) Critical Root Zone: The area around a tree where roots are critical to a tree's survival. For the purposes of this section, the critical root zone is estimated and expressed as a circle around the center of a tree's trunk, where the radius is calculated by adding one foot for every one inch of trunk diameter plus the tree trunk's radius, and where all tree measurements are consistent with those for establishing Tree Circumference. For example, a tree with a Tree Circumference of 6.5 feet would have a trunk radius of 1.0 feet and diameter of 25 inches. The critical root zone would be a circle with a radius of 26 feet (1ft + (25 in \* 1ft/in)) from the center of the tree's trunk and have a total diameter of 52 feet.
- (2) Fell: To cut down a tree or remove 40 percent or more of the crown, trunk, or root system of a tree; or to damage a tree so as to cause the tree to decline or die. The term "removal" includes, but is not limited to, topping, damage inflicted upon a root system by application of toxic substances, operation of equipment and vehicles, storage of materials, change of natural grade due to unapproved excavation or filling, or unapproved alteration of natural physical conditions. Fell does not in any context include normal trimming or pruning of trees.
- (3) Tree: A living, standing, woody plant.
- (4) Tree Circumference: The circumference of a tree is measured at 4-1/2 feet above mean ground level from the base of the trunk. To obtain the circumference of a tree with multiple trunks, add the individual trunk circumferences, which are greater than 6 inches in circumference.

[Ord. 5445, 4/12/00; Ord. 5764, 12/1/11; Ord. 5947, 1/1/21; Ord. 6042, 7/12/24]

9.204 Applicability. Except as provided below, Site Plan Review approval is required for the felling of 5 or more trees larger than 25 inches in circumference (approximately 8 inches in diameter) on a lot or property in contiguous single ownership in excess of 20,000 square feet in any zone.

The following activities are exempt from Site Plan Review under this section. Notwithstanding the foregoing, all tree felling activities located within Significant Natural Resource Overlay districts must meet the applicable requirements of Article 6:

- (1) The action of any City official or of any public utility necessary to remove or alleviate an immediate danger to life or property; to restore utility service or to reopen a public street to traffic.
- (2) Felling of any tree that is defined as a nuisance under the Albany Municipal Code.
- (3) Any felling necessary to maintain streets or public or private utilities within a public right-of-way or utility easement provided the Tree Commission or City Forester approved the proposed tree felling.
- (4) Felling of trees planted as Christmas trees.
- (5) Felling of trees on property under a Forest Stewardship Plan approved by the Oregon Department of Forestry.

[Ord. 5445, 4/12/00; Ord. 5635, 1/11/06; Ord. 5764, 12/1/11; Ord. 5947, 1/1/21]

9.205 Tree Felling Criteria. Except as provided for in Section 9.206, the following review criteria replace the Site Plan Review criteria found elsewhere in this Code for the purpose of reviewing tree felling. A Site Plan Review for tree felling subject to these criteria will be processed as a Type I-L land use decision.

- (1) The Community Development Director or his/her designee shall approve a Site Plan Review for tree felling when the applicant demonstrates that the felling of the tree(s) is warranted because of the

condition of the tree(s) with respect to disease, hazardous or unsafe conditions, danger of falling, proximity to existing structures or proposed construction, or interference with utility services or pedestrian or vehicular safety. The Director, in consultation with the City Arborist, may also grant an exception to any of the tree cutting standards for industrial development on industrially zoned land. The Director may require the applicant to provide a Certified Arborist's report.

- (2) For property where a Site Plan Review, Conditional Use, or land division application has been approved or is currently under review for development of the property, the Community Development Director or his/her designee shall approve Site Plan Review for tree felling when the applicant demonstrates that all of the following review criteria are met:
  - (a) It is necessary to fell tree(s) in order to construct proposed improvements in accordance with an approved Site Plan Review or Conditional Use review, or to otherwise utilize the applicant's property in a manner consistent with its zoning, this Code, applicable plans adopted by the City Council, or a logging permit issued by the Oregon Department of Forestry.
  - (b) The proposed felling is consistent with City ordinances including tree regulations in the Albany Municipal Code, and the proposed felling does not negatively impact the environmental quality of the area, including but not limited to: the protection of nearby trees and windbreaks; wildlife; erosion; soil retention and stability; volume of surface runoff and water quality of streams; scenic quality; and geological sites.
  - (c) The uniqueness, size, maturity, structure, and historic value of the trees have been considered and all other options for tree preservation have been exhausted. The Director may require that trees determined to be unique in species, size, maturity, structure, or historic values are preserved.
  - (d) Tree felling in Significant Natural Resource Overlay Districts meets the applicable requirements in Article 6.
- (3) For property where tree felling is proposed and there is no approved or concurrent Site Plan Review, Conditional Use, or land division application for development of the property, the Community Development Director or his/her designee shall approve a Site Plan Review application for tree felling when the applicant demonstrates that all the review criteria in subsection (2) above are met, and the following additional criteria are met:
  - (a) Trees shall be retained in significantly large areas and dense stands to ensure against wind throw.
  - (b) Wooded areas that will likely provide an attractive on-site amenity to occupants of future developments shall be retained.
  - (c) Wooded areas associated with natural drainage ways and water areas will be maintained to preserve riparian habitat and minimize erosion. The wooded area to be retained shall be at least 10 feet in width or as required elsewhere in this Code.
  - (d) Wooded areas along ridges and hilltops will be retained for their scenic and wildlife value.
  - (e) Tree felling on developable areas will be avoided to retain the wooded character of future building sites and so preserve housing and design options for future City residents.
  - (f) Wooded areas along property lines shall be retained at a minimum width of 10 feet to provide buffers from adjacent properties.
  - (g) The plan for tree felling shall be consistent with the preservation of the site's future development potential and zoning.
- (4) The Director may attach conditions of approval to the tree felling review to ensure the replacement of trees and landscape or otherwise reduce the effects of the felling and may require an improvement assurance to ensure all conditions are met.

[Ord. 5764, 12/1/11; Ord. 5767, 12/7/11; Ord. 5832, 4/9/14; Ord. 5947, 1/1/21; Ord. 6018, 6/30/23]

9.206 Clear and Objective Criteria for Tree Felling associated with the Development of Housing. For property where a building permit, Site Plan Review, subdivision, or partition application has been approved or is currently under review for the development of housing on a property, the applicant proposing the felling of trees may choose to meet the criteria in Section 9.206 rather than the criteria in Section 9.205. A Site Plan Review application for tree felling subject to the criteria in Section 9.206 will be processed as a Type I

decision. The Community Development Director, City Forester, or his/her designee shall approve the Site Plan Review application when the applicant demonstrates that all of the following review criteria are met:

- (1) The critical root zone of each tree to be felled is no more than five feet from proposed roads, driveways, utilities, and required site improvements, or 10 feet from proposed residential building pads.
- (2) The proposed felling is consistent with other applicable sections of the Development Code (such as Article 6, Significant Natural Resource Overlay Districts) and City ordinances, including tree regulations in the Albany Municipal Code.

Trees that do not meet criterion (1) shall be preserved (see AMC 7.98.215 for recommended methods for protecting residual trees).

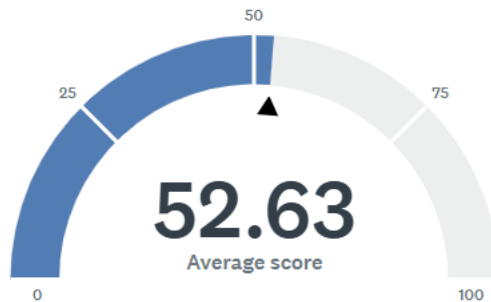
[Ord. 5947, 1/1/21]

# Tree Protection Survey Results

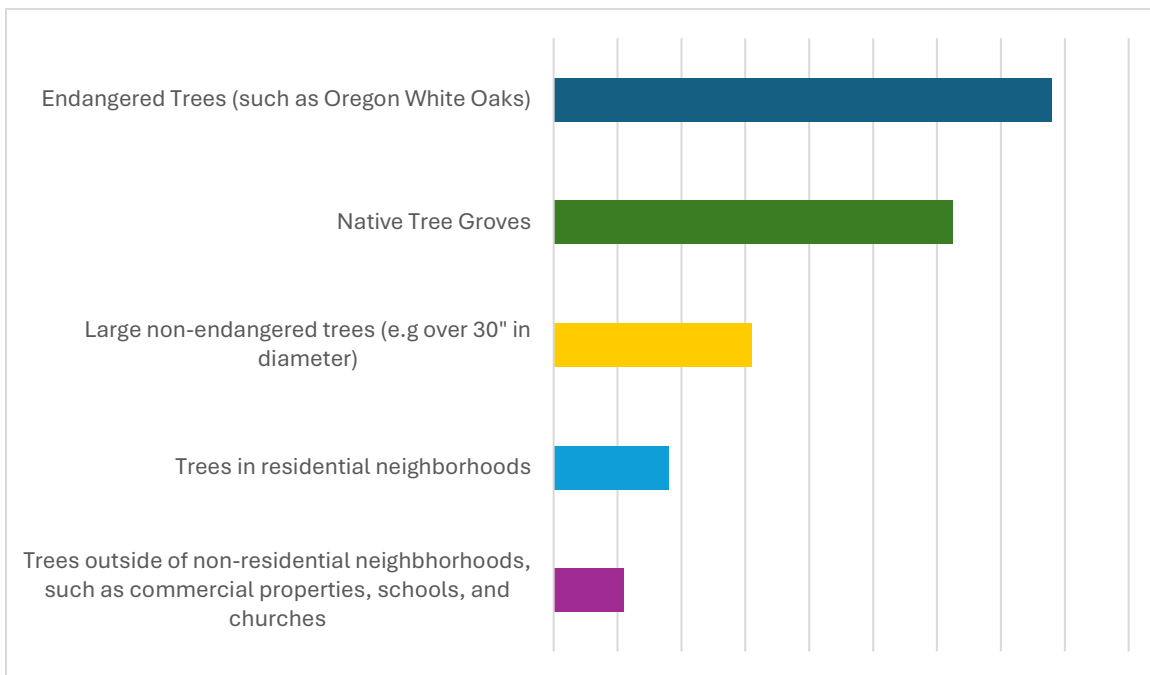
The tree protection survey was shared on social media as well as on flyers posted at the library and community center with a QR code. The survey was posted on December 4, 2025, and closed on January 2, 2026. 358 responses were received.

The following shows the questions asked in the survey and the response data:

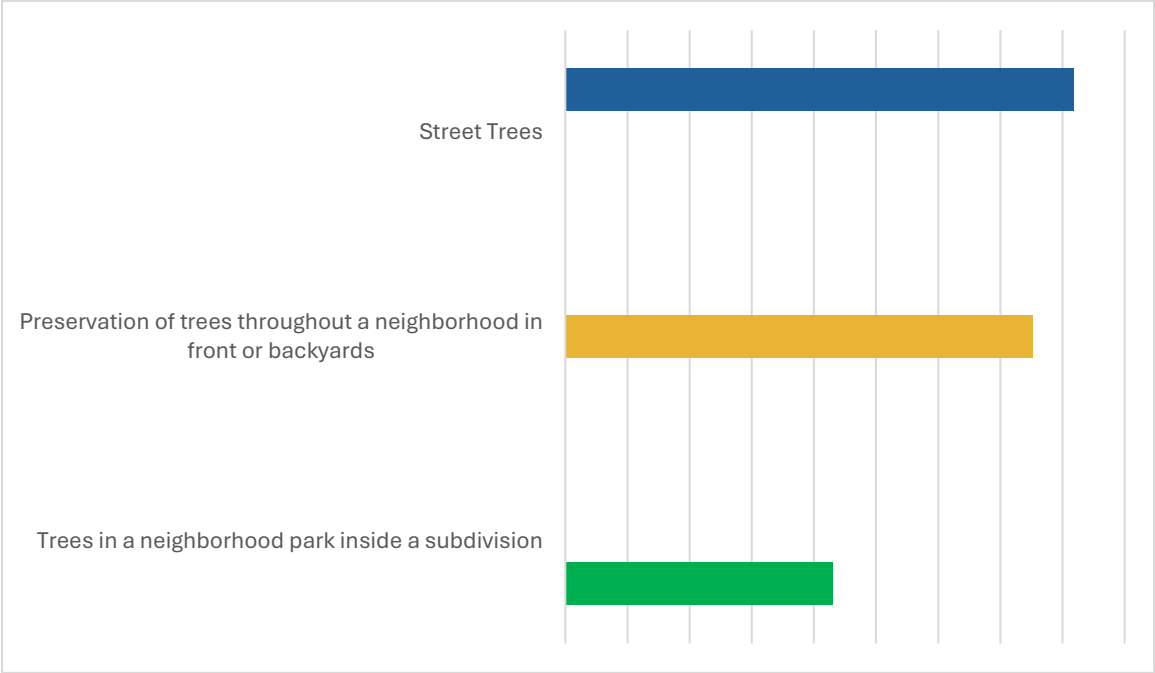
**Question #1: How well do the City of Albany regulations protect trees on private property outside of natural areas (streams, wetlands, steep slopes)?**



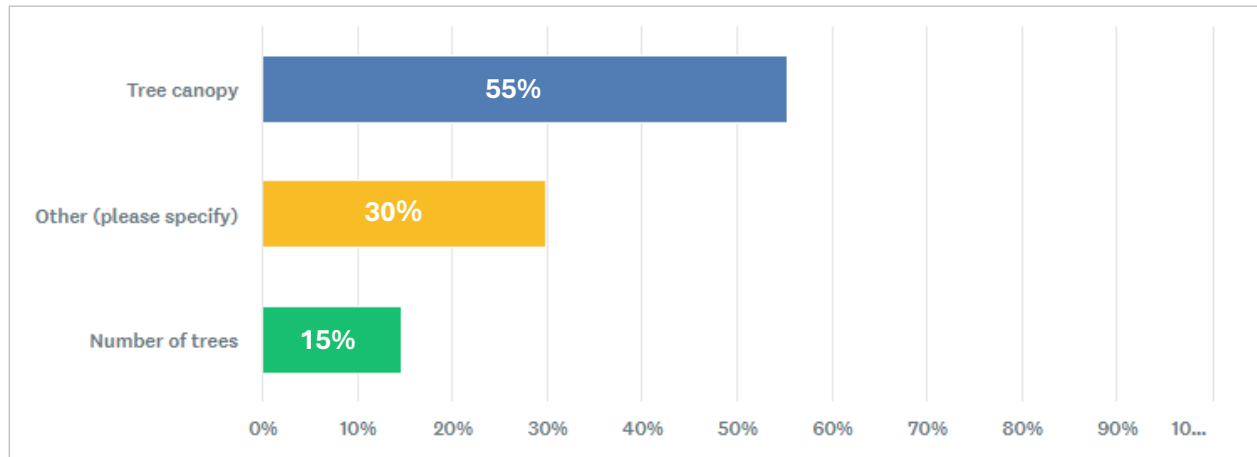
**Question #2: How important is it to increase protection of the following? Rank in order of importance.**



**Question #3: What trees make residential neighborhoods a desirable place to live?  
Rank in order of importance.**



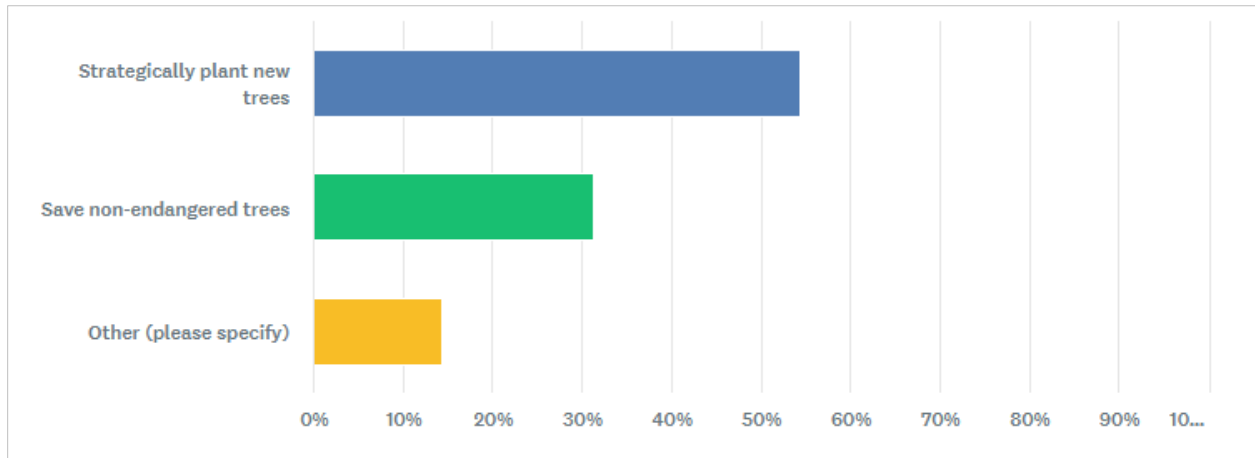
**Question #4: Is it more important to regulate the removal of trees on a property, or the amount of tree canopy?**



Other: Comments in the 'other' category provided varied responses, which included:

- Regulate both tree canopy and the number of trees
- Depends on the age, type and/or size of trees
- Do not remove any trees
- Each situation is different
- Regulate large or old-growth trees
- Provide incentives to retain trees
- Do not regulate the removal of trees on private property
- Don't know/don't understand the question

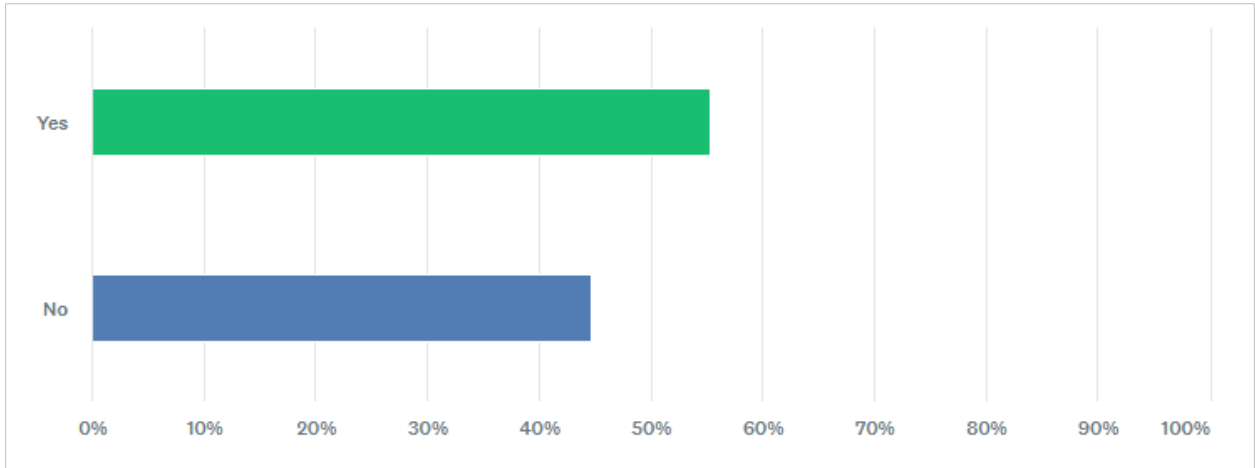
**Question #5: Which do you find more important, to save non-endangered trees in their existing location, or strategically plant new trees to replace trees that were removed, such as street trees or trees in an open area?**



Other: Comments in the 'other' category provided varied responses, which included:

- Strategically plant new trees and save non-endangered trees
- A combination of old and young trees is best for habitat
- Focus on planting pollinator and wildlife friendly varieties, followed by nut and fruit trees
- Allow the developer to best use their land
- Case by case basis
- Save endangered trees
- It depends on the location and condition of existing trees
- Do not regulate trees
- Prioritize saving native trees
- Take into consideration age of existing trees and their life span
- Plant endangered trees
- Replant trees on public land, such as parks, schools, natural areas

**Question #6: If all trees cannot be saved during development of a property, would you support a fee-in-lieu program? The fee would be used to plant trees in parks and along stream banks.**

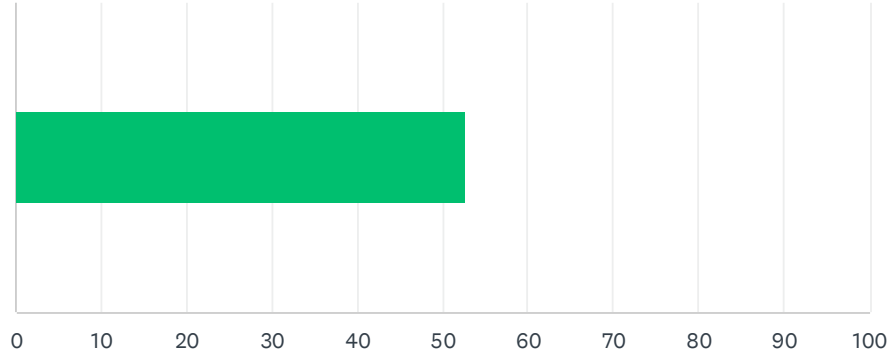


**Question #7: What specific goals or results would you like to see accomplished from an update to the Tree Protection standards?**

- Focus on old growth trees, native, endangered trees, and trees that create habitat versus replanting new trees
- Plant more street trees
- Focus on value of trees – types that have more value to environment than others
- Public education on preserving trees
- Protect existing trees and add more where possible - focus on a mix of new and old growth
- Plant trees along main roads in Albany
- Enforce removal of trees removed without permits
- Design development that plans around the surrounding environment and existing trees
- Focus on what it means to be a “tree city”
- Remember that regulations are extremely costly to our community. Responsible behavior includes: simplifying regulations, cleaning out the closets (removing outdated/poor regulations), listing the reasons for the goals (Why do we have these goals?), enumerate thoughtful questions to be considered (perhaps with a priority scale) that align with our priorities to encourage thoughtful discourse, and then empower those responsible for managing the area to make decisions that make sense for each situation.
- Regulation of trees shouldn't cause housing developments to fail, shrink, or become more expensive.
- Reduce clear cutting in new neighborhoods and increase canopy throughout the city, not just parks.
- If tree is removed, replant 1:1, 1:2, etc.
- Have clear requirements for tree size, species, and quantity

# Q1 How well do the City of Albany regulations protect trees on private property outside of natural areas (streams, wetlands, steep slopes)?

Answered: 346 Skipped: 12



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	53	18,211	346
Total Respondents: 346			

#		DATE
1	5	1/2/2026 9:03 AM
2	0	1/1/2026 11:18 AM
3	87	1/1/2026 7:47 AM
4	96	1/1/2026 7:13 AM
5	100	12/31/2025 6:45 PM
6	94	12/31/2025 11:44 AM
7	44	12/31/2025 11:37 AM
8	92	12/31/2025 11:22 AM
9	53	12/31/2025 10:49 AM
10	16	12/29/2025 11:17 AM
11	9	12/29/2025 10:37 AM
12	36	12/28/2025 12:28 PM
13	13	12/27/2025 3:35 PM
14	100	12/27/2025 9:42 AM
15	5	12/27/2025 9:08 AM
16	0	12/26/2025 4:02 PM
17	72	12/26/2025 3:11 PM
18	88	12/26/2025 1:28 PM
19	56	12/26/2025 12:28 PM

City of Albany Tree Protection Survey

20	91	12/26/2025 11:24 AM
21	29	12/26/2025 10:17 AM
22	57	12/26/2025 9:47 AM
23	98	12/19/2025 1:34 PM
24	81	12/18/2025 6:31 PM
25	39	12/17/2025 7:09 PM
26	11	12/17/2025 5:18 PM
27	85	12/17/2025 10:50 AM
28	86	12/15/2025 2:28 PM
29	96	12/15/2025 9:54 AM
30	35	12/14/2025 11:59 PM
31	75	12/14/2025 6:08 PM
32	70	12/14/2025 8:47 AM
33	97	12/13/2025 3:55 PM
34	24	12/13/2025 11:55 AM
35	89	12/12/2025 6:54 PM
36	98	12/12/2025 4:05 PM
37	34	12/12/2025 1:33 PM
38	85	12/12/2025 11:53 AM
39	41	12/12/2025 10:39 AM
40	99	12/12/2025 10:21 AM
41	45	12/12/2025 9:26 AM
42	52	12/12/2025 9:11 AM
43	45	12/11/2025 7:27 PM
44	100	12/11/2025 9:27 AM
45	55	12/10/2025 9:45 PM
46	99	12/10/2025 8:51 PM
47	27	12/10/2025 8:39 PM
48	13	12/10/2025 4:06 PM
49	71	12/10/2025 4:05 PM
50	72	12/10/2025 3:15 PM
51	52	12/10/2025 2:09 PM
52	55	12/10/2025 11:59 AM
53	62	12/10/2025 11:54 AM
54	33	12/10/2025 10:11 AM
55	51	12/10/2025 10:02 AM
56	0	12/10/2025 8:40 AM
57	38	12/10/2025 8:04 AM

City of Albany Tree Protection Survey

58	32	12/9/2025 10:01 PM
59	35	12/9/2025 9:51 PM
60	50	12/9/2025 9:45 PM
61	42	12/9/2025 8:25 PM
62	27	12/9/2025 8:10 PM
63	52	12/9/2025 7:41 PM
64	45	12/9/2025 7:20 PM
65	80	12/9/2025 5:22 PM
66	100	12/9/2025 3:54 PM
67	47	12/9/2025 3:39 PM
68	45	12/9/2025 1:37 PM
69	45	12/9/2025 1:17 PM
70	0	12/9/2025 12:56 PM
71	48	12/9/2025 12:54 PM
72	0	12/9/2025 12:12 PM
73	100	12/9/2025 11:51 AM
74	49	12/9/2025 11:41 AM
75	63	12/9/2025 11:29 AM
76	99	12/9/2025 11:17 AM
77	0	12/9/2025 11:08 AM
78	33	12/9/2025 10:53 AM
79	46	12/9/2025 10:24 AM
80	27	12/9/2025 10:09 AM
81	52	12/9/2025 10:04 AM
82	74	12/9/2025 10:00 AM
83	97	12/9/2025 9:54 AM
84	31	12/9/2025 9:50 AM
85	33	12/9/2025 9:49 AM
86	61	12/9/2025 9:46 AM
87	0	12/9/2025 9:45 AM
88	100	12/9/2025 9:30 AM
89	14	12/9/2025 9:24 AM
90	35	12/9/2025 9:21 AM
91	66	12/9/2025 9:16 AM
92	97	12/9/2025 8:57 AM
93	0	12/9/2025 8:50 AM
94	52	12/9/2025 8:41 AM
95	51	12/9/2025 8:19 AM

City of Albany Tree Protection Survey

96	81	12/9/2025 4:00 AM
97	46	12/9/2025 3:30 AM
98	51	12/8/2025 11:44 PM
99	60	12/8/2025 9:38 PM
100	100	12/8/2025 8:44 PM
101	67	12/8/2025 8:42 PM
102	13	12/8/2025 8:26 PM
103	47	12/8/2025 7:41 PM
104	49	12/8/2025 6:36 PM
105	10	12/8/2025 6:34 PM
106	0	12/8/2025 6:30 PM
107	0	12/8/2025 6:25 PM
108	53	12/8/2025 5:54 PM
109	51	12/8/2025 5:39 PM
110	0	12/8/2025 4:51 PM
111	54	12/8/2025 4:17 PM
112	61	12/8/2025 4:05 PM
113	49	12/8/2025 4:04 PM
114	53	12/8/2025 3:59 PM
115	100	12/8/2025 3:46 PM
116	76	12/8/2025 3:38 PM
117	76	12/8/2025 3:34 PM
118	53	12/8/2025 3:31 PM
119	91	12/8/2025 3:29 PM
120	51	12/8/2025 3:28 PM
121	8	12/8/2025 3:26 PM
122	17	12/8/2025 3:22 PM
123	45	12/8/2025 3:20 PM
124	100	12/8/2025 3:19 PM
125	54	12/8/2025 3:14 PM
126	80	12/8/2025 3:12 PM
127	100	12/8/2025 3:05 PM
128	44	12/8/2025 2:58 PM
129	58	12/8/2025 2:52 PM
130	48	12/8/2025 2:49 PM
131	98	12/8/2025 2:42 PM
132	56	12/8/2025 2:38 PM
133	76	12/8/2025 2:36 PM

City of Albany Tree Protection Survey

134	0	12/8/2025 2:29 PM
135	97	12/8/2025 2:28 PM
136	0	12/8/2025 2:27 PM
137	51	12/8/2025 2:16 PM
138	31	12/8/2025 2:13 PM
139	100	12/8/2025 2:09 PM
140	100	12/8/2025 2:07 PM
141	71	12/8/2025 2:04 PM
142	73	12/8/2025 12:55 PM
143	60	12/8/2025 11:43 AM
144	0	12/8/2025 11:34 AM
145	48	12/8/2025 11:08 AM
146	52	12/8/2025 11:03 AM
147	20	12/8/2025 11:00 AM
148	47	12/8/2025 9:45 AM
149	52	12/8/2025 9:43 AM
150	65	12/8/2025 8:36 AM
151	54	12/8/2025 8:33 AM
152	52	12/8/2025 6:11 AM
153	54	12/8/2025 4:58 AM
154	69	12/8/2025 2:22 AM
155	52	12/8/2025 1:58 AM
156	10	12/8/2025 1:58 AM
157	62	12/7/2025 8:28 PM
158	68	12/7/2025 5:29 PM
159	38	12/7/2025 4:12 PM
160	63	12/7/2025 3:50 PM
161	100	12/7/2025 2:30 PM
162	45	12/7/2025 1:58 PM
163	96	12/7/2025 12:53 PM
164	10	12/7/2025 10:51 AM
165	78	12/7/2025 10:01 AM
166	33	12/7/2025 9:33 AM
167	50	12/7/2025 3:22 AM
168	23	12/6/2025 10:27 PM
169	44	12/6/2025 9:42 PM
170	50	12/6/2025 7:35 PM
171	100	12/6/2025 7:30 PM

## City of Albany Tree Protection Survey

172	50	12/6/2025 3:45 PM
173	0	12/6/2025 3:18 PM
174	29	12/6/2025 2:40 PM
175	54	12/6/2025 2:36 PM
176	54	12/6/2025 10:27 AM
177	42	12/6/2025 10:10 AM
178	31	12/6/2025 10:06 AM
179	52	12/6/2025 9:20 AM
180	65	12/6/2025 8:46 AM
181	100	12/6/2025 8:40 AM
182	61	12/6/2025 8:39 AM
183	74	12/6/2025 7:14 AM
184	100	12/6/2025 7:05 AM
185	48	12/6/2025 6:34 AM
186	58	12/5/2025 10:31 PM
187	49	12/5/2025 10:24 PM
188	74	12/5/2025 10:17 PM
189	38	12/5/2025 9:58 PM
190	100	12/5/2025 9:30 PM
191	51	12/5/2025 9:09 PM
192	71	12/5/2025 7:26 PM
193	64	12/5/2025 6:39 PM
194	48	12/5/2025 6:29 PM
195	100	12/5/2025 6:05 PM
196	33	12/5/2025 6:00 PM
197	35	12/5/2025 5:31 PM
198	74	12/5/2025 5:18 PM
199	45	12/5/2025 4:57 PM
200	54	12/5/2025 4:32 PM
201	69	12/5/2025 4:26 PM
202	45	12/5/2025 4:15 PM
203	51	12/5/2025 3:34 PM
204	45	12/5/2025 3:28 PM
205	59	12/5/2025 3:20 PM
206	50	12/5/2025 3:13 PM
207	29	12/5/2025 3:04 PM
208	38	12/5/2025 2:55 PM
209	72	12/5/2025 2:38 PM

## City of Albany Tree Protection Survey

210	25	12/5/2025 2:19 PM
211	44	12/5/2025 2:17 PM
212	24	12/5/2025 2:04 PM
213	19	12/5/2025 1:57 PM
214	100	12/5/2025 1:29 PM
215	0	12/5/2025 1:13 PM
216	38	12/5/2025 1:10 PM
217	0	12/5/2025 12:59 PM
218	23	12/5/2025 12:58 PM
219	61	12/5/2025 12:53 PM
220	43	12/5/2025 12:41 PM
221	71	12/5/2025 12:37 PM
222	38	12/5/2025 12:10 PM
223	100	12/5/2025 12:04 PM
224	10	12/5/2025 12:02 PM
225	64	12/5/2025 11:57 AM
226	74	12/5/2025 11:47 AM
227	81	12/5/2025 11:39 AM
228	45	12/5/2025 11:38 AM
229	49	12/5/2025 11:33 AM
230	73	12/5/2025 11:30 AM
231	79	12/5/2025 11:26 AM
232	61	12/5/2025 11:26 AM
233	49	12/5/2025 11:25 AM
234	34	12/5/2025 11:08 AM
235	70	12/5/2025 11:01 AM
236	1	12/5/2025 10:56 AM
237	0	12/5/2025 10:55 AM
238	53	12/5/2025 10:55 AM
239	0	12/5/2025 10:44 AM
240	52	12/5/2025 10:43 AM
241	51	12/5/2025 10:42 AM
242	0	12/5/2025 10:42 AM
243	99	12/5/2025 10:38 AM
244	98	12/5/2025 10:37 AM
245	59	12/5/2025 10:36 AM
246	75	12/5/2025 10:36 AM
247	100	12/5/2025 10:35 AM

City of Albany Tree Protection Survey

248	58	12/5/2025 10:34 AM
249	98	12/5/2025 10:28 AM
250	80	12/5/2025 10:28 AM
251	47	12/5/2025 10:25 AM
252	0	12/5/2025 10:25 AM
253	56	12/5/2025 10:24 AM
254	88	12/5/2025 10:15 AM
255	100	12/5/2025 10:08 AM
256	12	12/5/2025 9:41 AM
257	78	12/5/2025 9:22 AM
258	76	12/5/2025 9:10 AM
259	0	12/5/2025 9:02 AM
260	48	12/5/2025 8:57 AM
261	25	12/5/2025 8:28 AM
262	24	12/5/2025 8:03 AM
263	46	12/5/2025 7:59 AM
264	49	12/5/2025 7:56 AM
265	53	12/5/2025 7:50 AM
266	99	12/5/2025 7:49 AM
267	51	12/5/2025 7:45 AM
268	50	12/5/2025 7:37 AM
269	49	12/5/2025 7:27 AM
270	5	12/5/2025 7:05 AM
271	23	12/5/2025 7:00 AM
272	87	12/5/2025 6:58 AM
273	41	12/5/2025 6:56 AM
274	100	12/5/2025 5:52 AM
275	27	12/5/2025 5:43 AM
276	37	12/5/2025 5:20 AM
277	68	12/5/2025 5:08 AM
278	33	12/5/2025 2:38 AM
279	0	12/4/2025 11:56 PM
280	38	12/4/2025 11:53 PM
281	47	12/4/2025 11:50 PM
282	48	12/4/2025 11:45 PM
283	59	12/4/2025 11:33 PM
284	59	12/4/2025 11:21 PM
285	51	12/4/2025 11:18 PM

City of Albany Tree Protection Survey

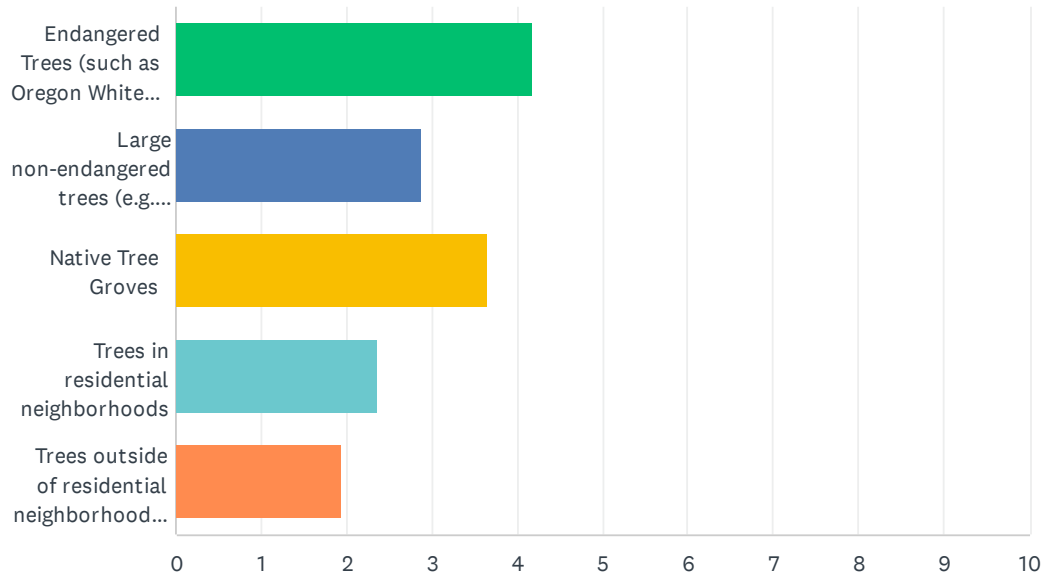
286	74	12/4/2025 11:10 PM
287	100	12/4/2025 10:44 PM
288	58	12/4/2025 10:41 PM
289	100	12/4/2025 10:39 PM
290	52	12/4/2025 10:30 PM
291	40	12/4/2025 10:12 PM
292	78	12/4/2025 10:01 PM
293	49	12/4/2025 9:38 PM
294	4	12/4/2025 9:28 PM
295	0	12/4/2025 9:26 PM
296	44	12/4/2025 9:05 PM
297	52	12/4/2025 9:04 PM
298	100	12/4/2025 9:02 PM
299	100	12/4/2025 9:01 PM
300	71	12/4/2025 8:57 PM
301	26	12/4/2025 8:56 PM
302	56	12/4/2025 8:52 PM
303	2	12/4/2025 8:42 PM
304	68	12/4/2025 8:32 PM
305	66	12/4/2025 8:30 PM
306	95	12/4/2025 8:27 PM
307	94	12/4/2025 8:14 PM
308	74	12/4/2025 8:11 PM
309	0	12/4/2025 8:07 PM
310	32	12/4/2025 8:00 PM
311	54	12/4/2025 8:00 PM
312	8	12/4/2025 7:59 PM
313	6	12/4/2025 7:53 PM
314	0	12/4/2025 7:44 PM
315	74	12/4/2025 7:32 PM
316	43	12/4/2025 7:31 PM
317	52	12/4/2025 7:29 PM
318	94	12/4/2025 7:23 PM
319	58	12/4/2025 7:20 PM
320	94	12/4/2025 7:18 PM
321	51	12/4/2025 7:02 PM
322	100	12/4/2025 7:02 PM
323	71	12/4/2025 7:02 PM

## City of Albany Tree Protection Survey

324	100	12/4/2025 6:55 PM
325	34	12/4/2025 6:46 PM
326	48	12/4/2025 6:34 PM
327	70	12/4/2025 6:33 PM
328	48	12/4/2025 6:25 PM
329	0	12/4/2025 5:44 PM
330	0	12/4/2025 5:39 PM
331	50	12/4/2025 5:29 PM
332	22	12/4/2025 4:57 PM
333	68	12/4/2025 4:57 PM
334	59	12/4/2025 4:53 PM
335	98	12/4/2025 4:45 PM
336	10	12/4/2025 4:41 PM
337	51	12/4/2025 4:37 PM
338	27	12/4/2025 4:25 PM
339	0	12/4/2025 7:29 AM
340	59	12/4/2025 7:21 AM
341	98	11/26/2025 10:52 AM
342	41	11/26/2025 9:23 AM
343	38	11/25/2025 4:53 PM
344	19	11/25/2025 1:26 PM
345	41	11/25/2025 1:21 PM
346	27	11/25/2025 1:20 PM

## Q2 How important is it to increase protection of the following? Rank in order of importance.

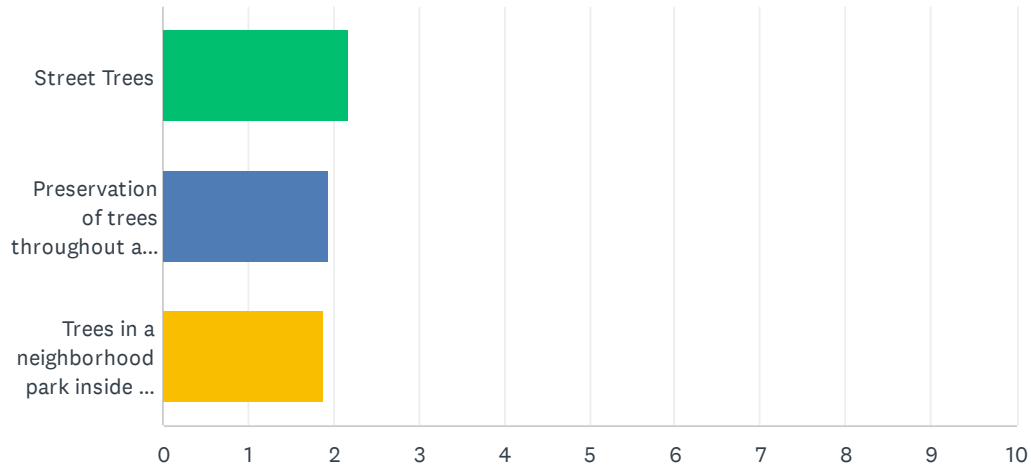
Answered: 347 Skipped: 11



	1	2	3	4	5	TOTAL	SCORE
Endangered Trees (such as Oregon White Oaks)	57.35% 199	20.46% 71	10.09% 35	6.63% 23	5.48% 19	347	4.18
Large non-endangered trees (e.g. over 30" in diameter)	10.09% 35	20.75% 72	32.85% 114	19.31% 67	17.00% 59	347	2.88
Native Tree Groves	21.33% 74	41.21% 143	22.19% 77	10.37% 36	4.90% 17	347	3.64
Trees in residential neighborhoods	6.34% 22	11.82% 41	21.90% 76	32.85% 114	27.09% 94	347	2.37
Trees outside of residential neighborhoods, such as commercial properties, schools, and churches	4.90% 17	5.76% 20	12.97% 45	30.84% 107	45.53% 158	347	1.94

### Q3 What trees make residential neighborhoods a desirable place to live? Rank in order of importance.

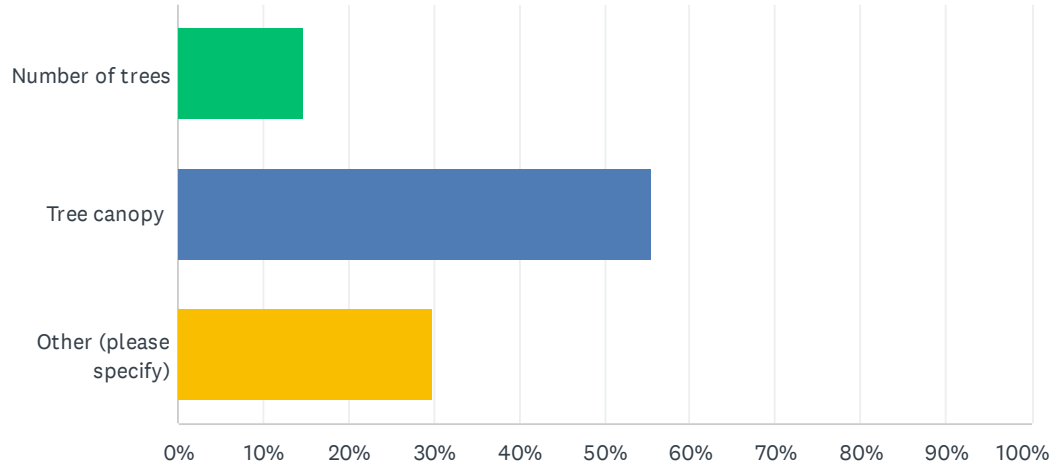
Answered: 335 Skipped: 23



	1	2	3	TOTAL	SCORE
Street Trees	40.90% 137	36.42% 122	22.69% 76	335	2.18
Preservation of trees throughout a neighborhood in front or backyards	37.61% 126	18.51% 62	43.88% 147	335	1.94
Trees in a neighborhood park inside a subdivision	21.49% 72	45.07% 151	33.43% 112	335	1.88

## Q4 Is it more important to regulate the removal of the number of trees on a property, or the amount of tree canopy?

Answered: 354 Skipped: 4



ANSWER CHOICES	RESPONSES	
Number of trees	14.69%	52
Tree canopy	55.37%	196
Other (please specify)	29.94%	106
<b>TOTAL</b>		<b>354</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	The city shouldn't have any say on trees on private property. The city doesn't owe the property and shouldn't not be able to regulate what the owner of the property does unless they pay owners to preserve the trees	1/1/2026 11:18 AM
2	Neither. We already have too many trees.	12/31/2025 11:44 AM
3	Trees don't live forever and can be replaced.	12/31/2025 10:49 AM
4	The city has no business regulating tree removal on private property unless they plan to maintain and cleanup after the trees.	12/29/2025 10:37 AM
5	No regulations on private property	12/27/2025 9:42 AM
6	Both	12/26/2025 4:02 PM
7	I'm not sure I	12/19/2025 1:34 PM
8	none- it is private property. The city should not have a say about how many trees are on private property or whether the property owner removes the trees they no longer want. Stay out of our business.	12/17/2025 7:09 PM
9	Trees on private party should not be regulated by the city	12/15/2025 2:28 PM
10	I think there is too much regulation. Most of these trees are on private land. Not enough consideration is given to asset safety.	12/15/2025 9:54 AM
11	NONE- Private owners should decide on their property	12/13/2025 3:55 PM

## City of Albany Tree Protection Survey

12	None	12/12/2025 6:54 PM
13	Not your business	12/12/2025 4:05 PM
14	I don't know	12/12/2025 9:26 AM
15	DO NOT REMOVE TREES	12/11/2025 9:27 AM
16	could be either or depending on the circumstance	12/10/2025 8:51 PM
17	Saftey	12/10/2025 8:04 AM
18	neither. regulation of trees on private property is depolorable	12/9/2025 10:01 PM
19	don't understand the question	12/9/2025 8:25 PM
20	I'm torn on this. It depends on the age, type, and health of a tree, and the particular lot. I think both are equally important and have to be looked at.	12/9/2025 7:41 PM
21	Trees on private property are the owner's responsibility not the city	12/9/2025 11:08 AM
22	Unsure	12/9/2025 10:53 AM
23	allow property owners to decide about THEIR trees.	12/9/2025 10:24 AM
24	Both	12/9/2025 10:09 AM
25	if its private property you should have no say!	12/9/2025 9:49 AM
26	We've seen over and over in N Albany that when developers remove the allowed number of trees in a forest, the remaining trees are compromised and only live a few years once they've lost the protection of the other trees.	12/9/2025 9:21 AM
27	Don't regulate either.	12/9/2025 8:50 AM
28	Don't remove any unless confirmed and documented as dead or dying	12/8/2025 8:26 PM
29	Both	12/8/2025 6:30 PM
30	By case - I can see where either could be considered depending on space and needs of community	12/8/2025 4:05 PM
31	depends on the reason for removal	12/8/2025 3:59 PM
32	Leave responsibility to homeowner or property owner. No regulations are needed.	12/8/2025 3:26 PM
33	Neither makes sense. Each situation is different.	12/8/2025 2:29 PM
34	How about neither? Let the homeowner decide	12/8/2025 2:09 PM
35	I don't think trees on private property should be regulated	12/8/2025 12:55 PM
36	Its over reach	12/8/2025 11:00 AM
37	Consider wildlife habitat, birds, raptors, squirrels, etc. first	12/8/2025 9:45 AM
38	regulate the removal of large or old-growth trees	12/7/2025 4:12 PM
39	None, leave homeowners alone	12/7/2025 2:30 PM
40	this is difficult to say... The number of trees Could be more important if the trees are older, the tree canopy Maybe desirable or not	12/7/2025 1:58 PM
41	Neither. Instead ask, is this tree endangered? Is it causing harm in its current location? Blanket regulations HARM our community by removing the thinking process. Instead of creating a list of regulations, create a list of QUESTIONS that should be asked and considered in each situation; then let human beings make the decision.	12/7/2025 9:56 AM
42	let property remove they want or need to	12/6/2025 9:42 PM
43	Regulate less	12/6/2025 7:35 PM
44	No regulation needed	12/6/2025 3:18 PM
45	Both. Not all species have the same canopy size but they deserve to exist.	12/6/2025 2:40 PM

## City of Albany Tree Protection Survey

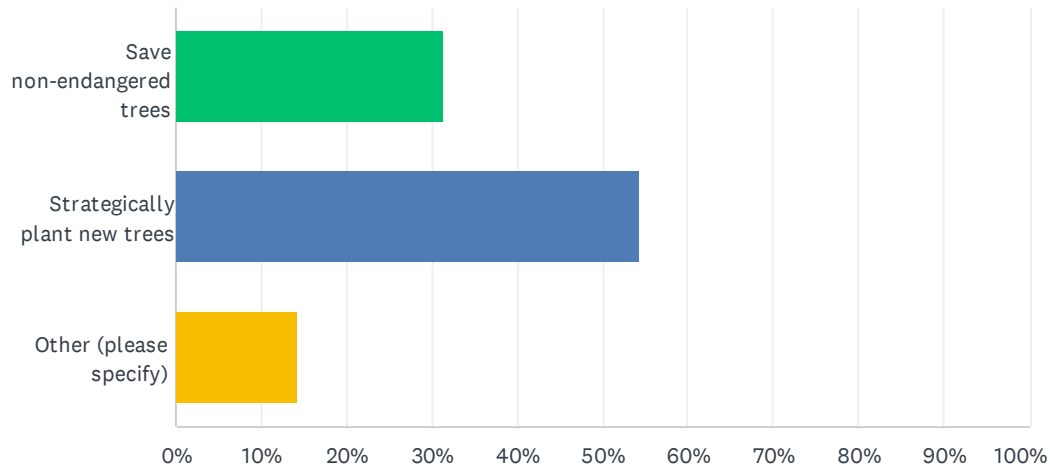
46	Stop regulating trees on private property.	12/6/2025 2:36 PM
47	None	12/6/2025 10:27 AM
48	It's people's private property that they pay huge taxes on. How dare the city tell the property owners what they can and cannot do to their private property that they own that they're paying for stop it already	12/6/2025 9:20 AM
49	Trees taller than 8' on property where there are no street trees	12/6/2025 6:34 AM
50	Don't regulate	12/5/2025 10:31 PM
51	Safety purposes only	12/5/2025 9:58 PM
52	I'm not sure I care as long as the trees remaining are safe and we aren't required to keep trees that aren't safe.	12/5/2025 6:39 PM
53	mind your own biz leave the land owners alone	12/5/2025 6:05 PM
54	No mind your business not your trees not your problem	12/5/2025 4:57 PM
55	Private property is just that, private property	12/5/2025 3:34 PM
56	I think a homeowner should be allowed to make their own decisions about what happens on their own property.	12/5/2025 3:20 PM
57	Worried about regulations affecting removal of old trees near/over buildings or sidewalks	12/5/2025 2:38 PM
58	No regulation on private property	12/5/2025 2:17 PM
59	Both are important. I'd rather preserve one large tree and allow removal of several smaller trees, but if there are many trees of the same size, then I'd prefer to preserve canopy.	12/5/2025 2:04 PM
60	Don't agree to either regulation. Focus on public parks.	12/5/2025 1:29 PM
61	if not your property you have no right to regulate	12/5/2025 11:57 AM
62	This depends on the tree species in question, growth habits, etc. Not a simple answer.	12/5/2025 11:39 AM
63	Neither	12/5/2025 10:55 AM
64	Equally important	12/5/2025 10:44 AM
65	Don't know	12/5/2025 10:42 AM
66	Trees on private property should be Owner preference.	12/5/2025 10:37 AM
67	Neither lets get out of the tree regulation business	12/5/2025 10:35 AM
68	The priority should be the long term resilience of diverse tree coverage. Having an hazard tree with large canopy or having a monoculture of young trees are both losses. Use regulation to protect the amount of tree canopy according to age, native status, and site factors.	12/5/2025 10:34 AM
69	The city should not dictate what people do on their private property	12/5/2025 10:28 AM
70	Leave the trees alone. If it isn't diseased, leave them alone	12/5/2025 10:25 AM
71	do not regulate private property. allow female fruit bearing trees.	12/5/2025 9:41 AM
72	Stop over regulating. Most people want trees, but occasionally they need to come down.	12/5/2025 9:02 AM
73	It's none of the cities business what I plant or remove on private property	12/5/2025 7:56 AM
74	I don't understand this question	12/5/2025 7:00 AM
75	This is crazy	12/5/2025 6:56 AM
76	If on private property for single family home, no regulations. If public property of acres bought for development then tree canopy should be considered	12/5/2025 5:43 AM
77	Totally depends on size and type of trees	12/5/2025 5:08 AM
78	I think this is more situational. Would we have the same regulations for street trees that we have for wetlands?	12/4/2025 11:53 PM

## City of Albany Tree Protection Survey

79	Let property owners make their own decisions	12/4/2025 11:50 PM
80	Shouldn't be regulated on private property	12/4/2025 11:45 PM
81	Don't regulate	12/4/2025 11:21 PM
82	Let property owners decide what to do with their property	12/4/2025 11:18 PM
83	None. It's none of your business what I do on my property.	12/4/2025 10:44 PM
84	Stop being the tree police!	12/4/2025 10:12 PM
85	No regulations	12/4/2025 10:01 PM
86	Neither, it shouldn't be a decision of the city on private property. Plant trees on city property if its a concern	12/4/2025 9:28 PM
87	Neither, stay out of people's private business and off private property	12/4/2025 9:26 PM
88	Private residence should have now regulation on trees	12/4/2025 9:05 PM
89	Why are we regulating trees?	12/4/2025 8:52 PM
90	No regulation. Just keep the widow makers in check and trees maintained. Take only the ones down that present a danger due to rot or other.	12/4/2025 8:42 PM
91	nothing. i like big trees, and a lot of trees, because they provide shade	12/4/2025 8:32 PM
92	I don't believe the city should regulate plants on private property	12/4/2025 8:27 PM
93	Both	12/4/2025 8:07 PM
94	Neither	12/4/2025 8:00 PM
95	Both equally important	12/4/2025 7:59 PM
96	Neither	12/4/2025 7:55 PM
97	Leave the trees	12/4/2025 7:53 PM
98	Both	12/4/2025 7:37 PM
99	Ni regulation should be applied	12/4/2025 7:23 PM
100	Neither should be owner decision	12/4/2025 7:18 PM
101	Private property tree removal should be determined by property owner only	12/4/2025 6:33 PM
102	It's not an either or. It's both.	12/4/2025 5:44 PM
103	Stop being a tyrant to property owners	12/4/2025 5:39 PM
104	Frankly, unless the city is giving some sort of incentive to keep, they should not regulate trees on private property at all.	12/4/2025 4:37 PM
105	Trees are a replaceable element and little to no city time should be spent on it on private property	12/3/2025 3:46 PM
106	Should be combination of both. It is also specie dependent. A bunch of small narrow trees dont produce the tree canopy of a large broadleaf tree.	11/25/2025 1:26 PM

### Q5 Which do you find more important, to save non-endangered trees in their existing location, or strategically plant new trees to replace trees that were removed, such as street trees or trees in an open area?

Answered: 355 Skipped: 3



ANSWER CHOICES	RESPONSES	
Save non-endangered trees	31.27%	111
Strategically plant new trees	54.37%	193
Other (please specify)	14.37%	51
<b>TOTAL</b>		<b>355</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	combination of both	1/2/2026 9:03 AM
2	If it is on city owned, state owned ground they should replant the trees in parks	1/1/2026 11:18 AM
3	take care of the trees that are already planted.	12/17/2025 7:09 PM
4	"street trees" are notorious for causing sidewalk liability problems.	12/15/2025 9:54 AM
5	Preserve native tree species first, existing or new.	12/13/2025 11:55 AM
6	both	12/12/2025 1:33 PM
7	Pay more attention to illegal tree felling next to riparian areas!	12/10/2025 9:45 PM
8	It depends on the tree and situation. Established trees are far more valuable than new trees, however, new trees must be planted as trees do have a life span and their death and replacement is inevitable. Each tree species will have a general life span and that should be taken into consideration when making decisions.	12/9/2025 9:51 PM
9	both	12/9/2025 9:45 PM
10	still not understanding the questions very well	12/9/2025 8:25 PM
11	neither	12/9/2025 10:24 AM
12	A combination of old and young trees are best for the multiple species of insects and animals	12/9/2025 9:21 AM

## City of Albany Tree Protection Survey

that reside there.

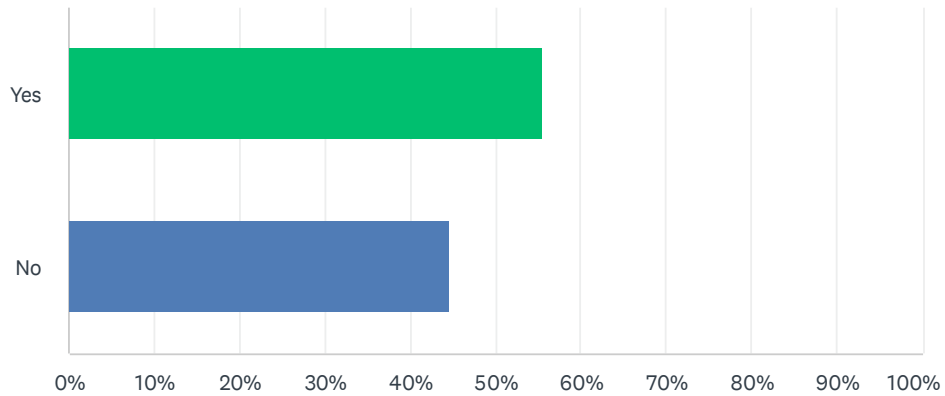
13	Strategically plan trees, then save or replace according to the plan.	12/9/2025 8:19 AM
14	Depends on the location and condition of existing trees	12/8/2025 7:41 PM
15	All	12/8/2025 5:54 PM
16	No removal or replacement needs regulations. Homeowner or property owner decision	12/8/2025 3:26 PM
17	Neither. Each situation is different.	12/8/2025 2:29 PM
18	Plant trees on public land, leave private land alone	12/7/2025 2:30 PM
19	Save as many as possible for thr birds insects and polinators	12/6/2025 3:45 PM
20	No regulation needed	12/6/2025 3:18 PM
21	maintain existing trees. New or Old	12/6/2025 10:10 AM
22	Balance: work with property owners to reach solutions	12/6/2025 6:34 AM
23	Strategies should be considered ona case by cases basis for what makes sense in each situation	12/5/2025 9:58 PM
24	I find both can be equally important to keep and maintain a healthy urban forest,	12/5/2025 7:26 PM
25	If you mean non-endangered due to no disease or rot and planted in the right place then I choose the non-endangered trees.	12/5/2025 5:31 PM
26	Both	12/5/2025 5:01 PM
27	Worry about public trees, not on private property.	12/5/2025 3:34 PM
28	Should consider location of each and the trees surrounding..not either or.	12/5/2025 1:29 PM
29	Can't we do both? Keep existing trees healthy and replant if they need to come down.	12/5/2025 12:58 PM
30	Why not plant endangered trees?	12/5/2025 12:37 PM
31	Combination of both. Should not have to choose	12/5/2025 12:02 PM
32	If a certain measurement of canopy is maintained planting a new tree if fine, but if canopy is substantially lost then preserving existing trees should be the priority	12/5/2025 11:26 AM
33	Both	12/5/2025 11:26 AM
34	Plant trees in public spaces including schools, parks, natural areas	12/5/2025 10:42 AM
35	endangered trees eventually die, replant in other places especially if it si restricting business development	12/5/2025 10:35 AM
36	Plant new tree but have someone who actually knows about native trees make those decisions as to avoid wasting our tax dollars.	12/5/2025 10:28 AM
37	They're both important. If a DISEASED tree needs removed, replace it. Add to, dont take away. Leave private property alone. If it ain't broke, dont fix it	12/5/2025 10:25 AM
38	Maintain and improve the tree canopy to prevent urban heat island effect	12/5/2025 9:22 AM
39	It regulation needs to happen, save endangered trees	12/5/2025 9:02 AM
40	Question is too broad	12/5/2025 7:56 AM
41	None	12/5/2025 6:56 AM
42	Same as previous answer	12/4/2025 10:44 PM
43	No more regulations.	12/4/2025 10:12 PM
44	Its more important to let people do what they want with their own property	12/4/2025 9:26 PM
45	Street trees are a danger to motorcycles	12/4/2025 9:05 PM
46	Confused as to why both can't be done? Just like logging - plant after what they take and	12/4/2025 8:42 PM

## City of Albany Tree Protection Survey

	leaving behind legacy trees.	
47	I think if a tree is removed on a private property the owner should decide	12/4/2025 8:14 PM
48	Literally just leave them alone	12/4/2025 7:53 PM
49	Private property is not yours.	12/4/2025 5:39 PM
50	If you want more trees, plant more trees. Many cities and counties offer free trees to encourage specific species planting. Would recommend planting pollinator and wildlife friendly varieties followed by human focused nut and fruit trees. Place them along non street location in mass and help feed people	12/4/2025 4:37 PM
51	Allow the design team or owner how best to use their land.	12/3/2025 3:46 PM

Q6 If all trees cannot be saved during development of a property, would you support a fee-in-lieu program? The fee would be used to plant trees in parks and along stream banks.

Answered: 354 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	55.37%	196
No	44.63%	158
TOTAL		354

## Q7 What specific goals or results would you like to see accomplished from an update to the Tree Protection standards?

Answered: 290 Skipped: 68

#	RESPONSES	DATE
1	For every tree removed 3-5 should be planted elsewhere	1/2/2026 9:03 AM
2	The removal restrictions on private property	1/1/2026 11:18 AM
3	A requirement that if you removed a tree another must be planted. Either in said property or charge a fee that would be used to plant a tree in a relatively close area, preferably in a park. I am hoping the Urban forester is educated enough to plant street trees that will actually be good for where they are to be planted. An example of what not to plant would be the ornamental pear trees that have been planted.	1/1/2026 7:13 AM
4	Save white oak and maples. More street trees.	12/31/2025 6:45 PM
5	-maintenance of canopies -see plantings in new developments of rapidly growing trees -replace trees that have been damaged or fallen	12/31/2025 3:20 PM
6	No parcel should be deemed unbuildable due to the presence of trees, which are a renewable resource.	12/31/2025 11:44 AM
7	More trees and consideration of the value of shade and animal habitat.	12/31/2025 11:37 AM
8	Consideration of increased risk due to climate change. Removal of trees based on number or lot size is not enough criteria if wind or fire for example would increase risk of property damage.	12/29/2025 11:17 AM
9	Property owners are responsible for the trees on their property. The city has no business telling someone what they can do with the trees on their property. If the city tells me, I can't remove a tree, are they responsible for any damage or clean-up necessary caused by the tree? If I decide to remove a tree, I don't care what the city thinks.	12/29/2025 10:37 AM
10	More trees planted and more saved and stop cutting down trees in parks. You ruined the river park because there aren't as many trees to escape the sun under and it looks bad now. We need more trees!	12/28/2025 12:28 PM
11	Tree mitigation like wetlands mitigation only benefit builders. Don't just clear cut because it's easier. Trees offer temperature regulation, habitat and beauty. We keep losing many trees to huge housing projects. Trees are crucial for the wellbeing of people and the planet.	12/27/2025 3:35 PM
12	No regulations on established homes	12/27/2025 9:42 AM
13	A review of all tree removal, no matter the count.	12/27/2025 9:08 AM
14	More trees planted now. More native plants instead of cheap landscaping plants that belong in other continents	12/26/2025 4:02 PM
15	Should keep existing trees as much as possible	12/26/2025 1:28 PM
16	In general just saving MORE trees.	12/26/2025 10:17 AM
17	No destruction of trees on our property. especially the tall giant ones along the road. D. J. Amos	12/23/2025 6:01 PM
18	Most trees need to be protected. Trees are important	12/19/2025 1:34 PM
19	I'm not extremely familiar with the current Tree Protection program that is currently in place but value the preservation of old, large, rare, or unique tree's. Also, I have seen tree's be planted beneath powerlines that will almost certainly	12/18/2025 6:31 PM
20	Remove the code that requires a property owner to get a permit to remove their tree on their property.	12/17/2025 7:09 PM

## City of Albany Tree Protection Survey

21	More greenway corridors with trees for habitats- along creeks and in parks and street trees to create shade over street, and trees in parking lots for shade. Trees in parks for shade. Reduce heat island and cool air	12/17/2025 5:18 PM
22	The goal should be to keep Albany a "tree" city.	12/17/2025 10:50 AM
23	While trees are important, the city should not infringe on the rights of private property owners to remove trees the owner deems as needing removal. I have personally witnessed the city abusing a homeowners right to remove a hazardous tree. Private party needs to be exempt from city policy.	12/15/2025 2:28 PM
24	Maybe a little more respect for private property rights and property owner liability from dying/rotting trees.	12/15/2025 9:54 AM
25	Bring back shade to our public spaces, commercial areas and neighborhoods.	12/14/2025 11:59 PM
26	Trees are important as a way to combat climate change. Not only do they convert carbon to oxygen, they also lower temperatures in the summer. Trees help soften our city too.	12/14/2025 6:08 PM
27	To leave trees alone that are on private property unless they are a danger or damaged beyond repair	12/14/2025 1:12 PM
28	To keep as many trees as possible, and allow private owners to be in charge of the trees on their lots.	12/14/2025 8:47 AM
29	Protect open spaces for pollinators. Let property owners decide what to do on their lots.	12/13/2025 3:55 PM
30	Considering the importance of trees in creating a healthy environment (cooling, reducing energy needs, releasing oxygen and water vapor) more trees should be top priority.	12/13/2025 11:55 AM
31	Punishment to people who deliberately vandalize trees. And leaving indigenous trees as much as possible.	12/12/2025 10:39 AM
32	Encourage people to maintain a tree or two on city lots. Don't mandate how they do it-ie. sometimes a tree in the front yard and a few in the back yard is lovely and street trees are not necessary.	12/12/2025 9:11 AM
33	More tree's	12/11/2025 9:27 AM
34	Better awareness of specific age-classes of multiple species that Albany has, and in some instances were cut with no permit, warning, awareness of unique ecology or habitat(ex. riparian). Like logging of old growth Douglas firs and Willamette Ponderosa Pine in the East Thornton Lake neighborhoods. Too late once the saws have cut!	12/10/2025 9:45 PM
35	Maintain as much of the natural long growth trees as possible	12/10/2025 8:51 PM
36	Increase protection of native trees and existing tree canopy. Heavily fine developers who clear land for building, then abandon the project, like the vacant property on Airport road. No more removing large trees for construction.	12/10/2025 8:39 PM
37	Choosing development/building plans that is best for the surrounding environment, not just the cheapest.	12/10/2025 4:06 PM
38	More trees	12/10/2025 4:05 PM
39	Maintain the street trees the way you have been. It is a source of pride for residents to see well maintained neighborhoods. It also helps reduce the sting of property taxes.	12/10/2025 3:15 PM
40	Leave as many mature trees as possible in place and if have to be taken down plant 2 new trees for every one removed	12/10/2025 2:09 PM
41	Trees are important for both environmental and cultural reasons	12/10/2025 10:11 AM
42	Increased inventory of endangered native trees and protection of mature, large trees	12/10/2025 10:02 AM
43	To stop the big companies coming in and building big apartments and cutting down very old trees and ruining neighborhoods	12/10/2025 8:40 AM
44	To include long term costs of maintaining the trees and who pays. City is famous for requiring all kinds of planting A large share are not maintained and do nothing to achieve the goals long term	12/10/2025 8:04 AM

## City of Albany Tree Protection Survey

45	No fees. Individual property owners have the right to manage their own land and their own crops, including trees.	12/9/2025 10:01 PM
46	The requirement of trees for wildlife and environmental value to be included as part of new development. Maybe as a percentage of paved space, or a one for one replacement of felled trees. Green space and connected green space is essential for wildlife and ecosystem resiliency, high priority should be placed on ensuring habitat is planned and tree replacement is anticipated.	12/9/2025 9:51 PM
47	preserve as many trees as possible, trees provide habitat, stability, shade, and beauty	12/9/2025 9:45 PM
48	don't have enough info to answer these questions	12/9/2025 8:25 PM
49	Make residents and tree cutting companies aware of the city tree cutting rules. Have seen and heard of many trees cut that needed permits or approvals but none were used. Not sure how to prevent this, but getting tree cutting companies in the area to know the rules, inform the homeowner, and have the contractor secure the permit permit would be a start.	12/9/2025 8:10 PM
50	To stop entities who cut now and repent later, full well knowing there is a standard. Requiring trees in parking lots for beauty and heat reduction. Encouraging new subdivisions to require a strip that will hold trees.	12/9/2025 7:41 PM
51	The protection of oak groves and large healthy trees on private and public property. The more trees the better!	12/9/2025 5:22 PM
52	I would like to see it be easier to remove danger in trees.	12/9/2025 3:54 PM
53	Smart sighting of appropriate species. Ie not under power lines like the stupid planting on Hickory	12/9/2025 3:39 PM
54	Hold everyone to the same standard. No buyout for corporations	12/9/2025 1:37 PM
55	developers seems to not care about either the type or number of trees on a piece of property. Their bottom line is putting the greatest number of units possible and trees get in the way. The little saplings that are replanted take years to be as effective as one large tree, if they don't die first. I think replanting larger trees would be more effective for ascetics, environment and cost effectiveness.	12/9/2025 12:56 PM
56	I would like to see a greater emphasis on planting and maintaining our native Oak trees.	12/9/2025 12:54 PM
57	tl;dr - Stop being corrupt and stop letting developers destroy what little green space we have left. How's that for specific? Stop letting them off with a fee trade for the destruction of resources that they can't hope to replace; and won't. A 200 year old oak tree can't just be replaced with a sapling and considered the same resource. Not making developers replace the trees they're supposed to have kept during the building of their massive tracts of crappy clone houses just because "nature" destroyed it. Too bad, if they were supposed to have 2 very old oak trees when they were done, they better fix it by moving two equivalent trees from somewhere else. Or plan ahead and leave more than the two to start with.	12/9/2025 12:12 PM
58	Plant more trees	12/9/2025 12:06 PM
59	Give property owners back the right to do what they want with their own property.	12/9/2025 11:51 AM
60	I believe that what a person does on their own property is their business unless the quantity is greater than 3 trees.	12/9/2025 11:29 AM
61	1. Some kind of awareness document for new home owners and their responsibilities. (We moved into the area recently and had no idea.) 2. Replacement of dead or diseased trees on streets and greenway areas of the city.	12/9/2025 11:17 AM
62	Private property owners should be allowed to plant and remove trees on their property as they see fit. It isn't the cities place to regulate what an owner can do with trees on their property.	12/9/2025 11:08 AM
63	1. Improvement in the care the city provides for street trees - for example the city planted trees along Crocker Rd yet didn't water them for the first years. Many died and were left in place (looked awful) 2. Improve education to property owners on the regulations - my neighbors knew nothing about these	12/9/2025 10:53 AM
64	allow the property owners to decide what to do with their trees on their property	12/9/2025 10:24 AM

## City of Albany Tree Protection Survey

65	Save existing native, endangered, large trees, and keep planting natives. Minimize destruction of trees overall whenever possible.	12/9/2025 10:09 AM
66	Be sure the arborists has tested the health of the trees	12/9/2025 10:04 AM
67	There is a certain amount of trying to overcontrol others in this proposal. Certain trees are trash trees--cottonwoods for example or tree of heaven which also needs to be addressed or planting giant sequoias that would really face a penalty to take out. Also several opposing factors here starting with insurance companies and having overhang on a house or a defensible fire suppression. So I can see this turning into such a draconian permit process that it defeats the other goals of homeowners.	12/9/2025 10:00 AM
68	We need healthy shade trees that are not dropping limbs on people.	12/9/2025 9:54 AM
69	Save more trees! Too many trees are being removed for development of housing.	12/9/2025 9:50 AM
70	This is a dumb committee and this survey is pointless quit wasting money	12/9/2025 9:49 AM
71	New developments should be required to protect more trees.	12/9/2025 9:46 AM
72	I would like to see definite numbers trees, or a percentage of existing trees required. One specific area where cutting was done and then nothing done is on Airport Rd, another that removed every tree on the site is Lennars development on Gibson Hill RD	12/9/2025 9:45 AM
73	Preserve private property rights.	12/9/2025 9:30 AM
74	I believe we need to save as many trees as possible for the children - we should not develop on every inch of land around but leave orchards and Fields - OPEN SPACES for children DO NOT PUT MONEY OVER CHILDREN DO NOT PUT ANYMORE HOMES IN NORTH ALBANY!!	12/9/2025 9:24 AM
75	I understand that developers need to work underground to install utilities. A percentage of trees (or percentage of developed land) should be preserved as natural as possible, which will create a more pleasant and healthy environment for both humans and creatures.	12/9/2025 9:21 AM
76	A tree in the wrong place is a weed.	12/9/2025 9:16 AM
77	Increase the size limit for review. It's silly to require it for such small trees.	12/9/2025 8:57 AM
78	More trees in general, plus older trees left as-is when safe. They benefit wildlife and add complexity and aesthetics to neighborhoods.	12/9/2025 8:50 AM
79	Reduce clear cutting in new neighborhoods and increase canopy throughout the city, not just in parks.	12/9/2025 8:19 AM
80	More trees	12/9/2025 3:30 AM
81	Keeping lots of large trees for children in parks and neighborhoods. Keeping beautiful street trees (ex- the ones in front of Geary Street Pharmacy), preventing loss of trees in town as much as possible. Our air quality is already often questionable, I think we need the trees to keep 'the stink' at bay.	12/8/2025 11:44 PM
82	People stop cutting down massive trees with >6' diameter stump. It's so sad.	12/8/2025 9:38 PM
83	Developments should leave some mature trees.	12/8/2025 8:44 PM
84	Protect our trees, support them through arborist services	12/8/2025 8:42 PM
85	Stop destroying trees for urban sprawl. Work around them!	12/8/2025 8:26 PM
86	Maintain or increase tree canopy throughout Albany. Prioritize saving and planting native trees whenever possible	12/8/2025 7:41 PM
87	Survey all mature trees in city and create a new designation to give the tree protection.	12/8/2025 6:34 PM
88	I am tired of seeing trees cut down and new trees planted and left to die. Hill street has a dozen dead trees on the street. Just stop cutting down healthy trees.	12/8/2025 6:30 PM
89	Identifying mature healthy trees inside city limits, and granting a designation of significant tree. A new category of protection to prevent removal or damage.	12/8/2025 6:25 PM
90	More trees!	12/8/2025 5:54 PM

## City of Albany Tree Protection Survey

91	Remove street trees improperly planted by city- maple trees in sidewalk median	12/8/2025 5:39 PM
92	Do not believe current regulations are enforced. Need enforcement plan	12/8/2025 4:51 PM
93	Better pruning and/or removal of trees which are overgrown in city owned parkways in residential neighborhood streets	12/8/2025 4:37 PM
94	Permits required for removal of any tree over 6"DBH, or removal of more than 3 trees.	12/8/2025 4:17 PM
95	Reasonable analysis of location and type of trees to be planted. For example, street trees should not have shallow root systems that buckle sidewalks and foundations. However, trees with spreading roots would be fine in open spaces or yards where the owner determines if they can bear root damages.	12/8/2025 4:05 PM
96	Trees on private property are the responsibility of the owner, not the government. If they are to be removed, stay out of the way.	12/8/2025 4:04 PM
97	I would like to see fewer trees removed. If a tree needs to be removed because it's dying or poses a risk of harm, fine, but otherwise please stop cutting down trees. We need more in downtown and around homes. You cut down too many in River Park, and now it's terrible in the summer. If you cut any down, replant some right away.	12/8/2025 3:59 PM
98	What I would like to see is a clear presentation of the trees we need to protect (like one that are endangered), to trees that we would like to get rid of, and replace (e.g. like the Ornamental Pear). There should be guidelines for removing diseased trees (e.g. when Emerald Ash Borer comes to town).	12/8/2025 3:46 PM
99	Increase tree canopy as a tool for wildlife preservation, climate change mitigation strategy but also protect home owners in case of wildfire.	12/8/2025 3:31 PM
100	More trees throughout town especially along roadways. Our town is supposedly a Tree City but a lot of the time driving through it, it feels like a concrete city.	12/8/2025 3:28 PM
101	City and county should get out of regulation of private property ownership unless it's a hazard, then police will issue warning.	12/8/2025 3:26 PM
102	More trees in all areas (neighborhoods, parks, commercial, streets, green spaces) to provide shade, cooling, habitat, oxygen, cleaner air, and better liveability.	12/8/2025 3:22 PM
103	Protect what's there and add more where possible.	12/8/2025 3:20 PM
104	Less regulations	12/8/2025 3:19 PM
105	Do not over regulate home owners.	12/8/2025 3:12 PM
106	Don't over regulate residential property. Residents have a right to protect sun exposure.	12/8/2025 3:05 PM
107	Protect trees over 30" diameter and existing canopy coverage, planting more street trees.	12/8/2025 2:58 PM
108	Protect older trees in parks a non-neighborhood plots	12/8/2025 2:52 PM
109	Do not roll back protections for a "fee". Everyone will just pay the fee and our trees will be gone. I live in Albany and pay taxes here because of the nature first and foremost. I am in the top earning bracket and give patronage to local business as well as contribute to local non-for-profits. Generally, the people are fortunate to have funds they can use to spend extra for shopping locally and contributing to local causes have flexibility in where they can afford to live and base much of their decision on where to live on environment and aesthetics. Having larger older trees is important to maintain our city and state's beauty and property values.	12/8/2025 2:49 PM
110	Flexibility in how trees are protected or tree cover is saved/not diminished	12/8/2025 2:42 PM
111	I love trees in neighborhoods, specifically trees by sidewalks and in parks.	12/8/2025 2:36 PM
112	Less concern about trees and more attention to property owners needs.	12/8/2025 2:29 PM
113	Balance tree removal quantity with wildlife habitat improvement. If more light comes into a cleared area that stimulates different vegetation, Such as shrubs/forbs, and creates more varied wildlife habitat.	12/8/2025 2:28 PM
114	prevent trees being removed or destroyed	12/8/2025 2:27 PM
115	We need more communication about the existing tree rules and regulations. Homeowners don't	12/8/2025 2:09 PM

## City of Albany Tree Protection Survey

even know they live in a Tree City, let alone what that means. Homeowners own the land but can't cut down their own trees without a permit or permission. Tree gators magically appear on street trees (even trees that are on irrigation systems!), with no communication to homeowners about what the bags are or how often they will be filled, or whose responsibility it is to fill the bags. The city forester is operating like a tree ninja, defending trees from the Big Bad Public, with little communication about what the plan is or what rules exist.

116	I would like to be able to remove trees on my street that lines the property I am paying for and have to clean. Up. If the City wants to say they are their trees they are welcome to come pick the leaves up!!	12/8/2025 2:07 PM
117	A little less heavy handed restrictions on removal of trees that obviously need to be removed. i e. too close to the house. Had to wait two weeks to get city arborist to approve removal of tree that was destroying my foundation.	12/8/2025 2:04 PM
118	We need new housing, and that needs to be a priority - regulation of trees shouldn't cause housing developments to fail, shrink, or become more expensive.	12/8/2025 12:55 PM
119	Maintain protections; with special care given to native trees, endangered trees, and large trees. I would like to see less removal of trees so that we can enjoy the beauty of large, old trees.	12/8/2025 11:43 AM
120	Protect our nature, I don't want to see "efficiency" or "profit" outweigh nature	12/8/2025 11:08 AM
121	I would like to see more regulation enforced towards the vandalization of our trees.	12/8/2025 11:03 AM
122	Stop over reach on private property	12/8/2025 11:00 AM
123	More consideration of wildlife habitat, especially birds.	12/8/2025 9:45 AM
124	Public education on the regulations regarding preserving trees	12/8/2025 9:43 AM
125	Common sense regulations. Reasonable implementation of regulations. Willingness to work with property owners to find solutions for individual cases.	12/8/2025 8:36 AM
126	Replace the ones that are dead or dying.	12/8/2025 8:33 AM
127	Assistance so folks can maintain trees rather than feel that they need to remove them	12/8/2025 6:11 AM
128	Few people know about these regulations and codes. Is there a way of making them, and the reasons for them more available to the general public?	12/8/2025 1:58 AM
129	Protect trees in public places. Remove or reduce protection on private property	12/8/2025 1:58 AM
130	More trees with complex canopy structure	12/7/2025 8:28 PM
131	Reduce number of trees removed, increase trees planted	12/7/2025 5:29 PM
132	prevent established forest area from being split into properties and then cut down. promote fire-resistant trees like oregon white oaks in this area. focus on oak savannah restoration where applicable. cut trees for the purpose of maintenance of forest health, not construction.	12/7/2025 4:12 PM
133	Old trees have such a large time investment that they are worth so much. Native trees often are difficult for residential areas because of their size and/or root systems, so planting and maintaining them in parks feels extra important. I look at a park like Lexington that has so much space and so few native trees/shrubs.	12/7/2025 3:50 PM
134	Protect land/home owners property rights	12/7/2025 2:30 PM
135	older, larger trees need to be protected and should not be removed, even if you were to plant newer trees along stream banks. They do not equate.	12/7/2025 1:58 PM
136	Do not allow the amount of city-wide tree canopy to fall below a specified amount.	12/7/2025 12:53 PM
137	Don't over-regulate the ability of homeowners to remove trees.	12/7/2025 10:51 AM
138	Have clear requirements for tree size, species, and quantity and whether it's on commercial, residential, or undeveloped land.	12/7/2025 10:01 AM
139	Remember that regulations are extremely costly to our community. Responsible behavior includes: simplifying regulations, cleaning out the closets (removing outdated/poor regulations), listing the reasons for the goals (Why do we have these goals?), enumerate thoughtful questions to be considered (perhaps with a priority scale) that align with our priorities to	12/7/2025 9:56 AM

## City of Albany Tree Protection Survey

encourage thoughtful discourse, and then empower those responsible for managing the area to make decisions that make sense for each situation.

140	If land is developed where there are endangered trees the developer should be required to build around them. When developers are removing trees for their mega structures they need to be required to update infrastructure in that region and plant 2-3 native replacement trees for each tree they remove.	12/7/2025 9:33 AM
141	More trees that are actually functional, useful to the community and that withstand Willamette Valley weather. Honestly, I'd love to see fruit trees planted. Use some of our unused green spaces at local parks or even "street trees" and turn them into mini orchards. They could be utilized in dozens of ways.	12/7/2025 3:22 AM
142	Saving/protecting old growth trees, revising placement of power lines, property development, etc, where old growth, native, historic & endangered trees live. Mutual, logical compromise must be focus of resulting decision!	12/6/2025 10:27 PM
143	I'd like to see the City exhibit more stewardship of the trees behind my house. :)	12/6/2025 7:35 PM
144	Leave trees on private property the responsibility of the owner.	12/6/2025 7:30 PM
145	Retain as many safe old trees as possible. Plant the right trees in the right places, ex: trees that uproot sidewalks shouldn't be planted next to sidewalks, hire good professional arborist not just park and rep people. Planting then cutting in a few years hurts the value and beauty and the animals that rely on them.	12/6/2025 3:45 PM
146	No standards everybody has no say in what you do on your property. The same thing should be your neighbor. Also, no regulation needed just more government bureaucracy	12/6/2025 3:18 PM
147	Endangered and native trees need to be protected, as well as older trees. We barely have any old growth left and we will lose it all if we don't let trees grow for more than a few decades.	12/6/2025 2:40 PM
148	Private property owners should not need the involvement of the city regarding their trees. Especially trees that pose a very real danger such as Douglas Fir r cottonwood too close to homes	12/6/2025 2:36 PM
149	A true "Tree City USA" standard that saves those trees and helps us all breath better and keep the earth healthy.	12/6/2025 10:10 AM
150	I'm uncertain why Tree Protection standards need to be updated. This wasn't explained at the beginning of this survey.	12/6/2025 10:06 AM
151	Citi needs to take care of the street trees that they already have. Take care of our streets. Stop telling people what they can and cannot do. We have enough trees. Citi complains about the leaves getting into the storm drains. Then we end up with leaves all over the streets and people don't clean them up because they rely on the city to pay REPUBLIC services to come and clean up the leaves which they don't do often enough and we're paying for that anyway focus on the things that the city needs to take care of such as our crumbling streets	12/6/2025 9:20 AM
152	Less government control over private property.	12/6/2025 8:46 AM
153	listen and read this carefully, i was the poster child of tree removal, according to your outdated rules on white oaks your back to probably spend money from a grant to save white oak trees, i had a professional testify at council that old white oaks can be very dangerous, i had to test the city court system over this, people on the tree commision are out of touch, i took down 8 trees legally, and replanted 28 trees that are grown up now to enhance the development . you've had 28 violations past me, and never did anything. your survey asks the same question every conceivable way to fit your narrative. BIGGEST QUESTION, how much grant money did you get to restart this bs after 17 years, be truthfull, hope you can answer that, anytime you need real input , and not just feel good stuff to show on surveys, call me thanks mike quinn	12/6/2025 8:39 AM
154	Prioritize protections on public property and avoid over reaching regulations on private property.	12/6/2025 7:05 AM
155	Education about Albany's tree city designation: what it means and why trees are important to livability while retaining property owners rights	12/6/2025 6:34 AM
156	Plant trees in parks and don't tell homeowners what they should do with trees on their property. It's none of your business. Let homeowners decide what is best for the health and safety of their trees and property	12/5/2025 10:31 PM

## City of Albany Tree Protection Survey

157	More tree canopy particularly in lower income neighborhoods. I live in the vicinity of bowman park and although I have good tree cover at my house, many of my neighbors do not which results in a lack of shade which can make for brutally hot walks in the summer time. Tree projects should prioritize shade for walking and biking paths	12/5/2025 10:24 PM
158	I'd like to see less restrictions on homeowners regarding trees on their property.	12/5/2025 10:17 PM
159	More green spaces that protect tree and quality ecosystems, maintaining and encouraging development of tree growth and strategic planning for a mix of new and old growth	12/5/2025 9:58 PM
160	I want to preserve all trees unless they are diseased or pose some sort of danger. Every tree is precious and the removal of any tree deserves scrupulous examination. Trees are essential to a healthy breathable environment, provide shade in increasing heat. And beauty to tired souls.	12/5/2025 9:09 PM
161	To design infrastructure that takes into account and benefits trees as much as trees benefits us.	12/5/2025 7:26 PM
162	Protect endangered, preserve native, and remove trees that are too large or growing inappropriately creating a danger to persons and property.	12/5/2025 6:39 PM
163	Ensure that street trees are replaced if they are removed to continue the home Town feel of Albany	12/5/2025 6:29 PM
164	no standards stay out of land owners biz	12/5/2025 6:05 PM
165	I would like to see the city prioritize trees in neighborhoods by recreating a committee separate from the parks committee and based on neighborhoods. Each neighborhood in Albany has different stages of tree growth and distribution and needs unique attention.	12/5/2025 6:00 PM
166	A notation in records(county maps of property) of heritage tree(s) for reference when permits are requested to prevent removal or damage. Enforcement of required permits of trees over 30" in diameter and replanting of trees appropriate for future heritage trees if site permits or more trees for canopy.	12/5/2025 5:31 PM
167	Property owners have rights city mind their business about peoples trees they have on their property. If anything encourage more trees to be planted on private property	12/5/2025 4:57 PM
168	Protection of existing tree canopy in residential neighborhoods	12/5/2025 4:26 PM
169	Consider using trees that can tolerate higher temperatures due to global warming and increased plating around parking lots and hard scapes for natural cooling	12/5/2025 4:15 PM
170	Get rid of it on private property, we are tired of over reach.	12/5/2025 3:34 PM
171	I think homeowners should be allowed to make their own decisions about what happens on their own property.	12/5/2025 3:20 PM
172	I appreciate the City's concern for preserving trees and the environmental benefits they provide. I recognize classic tension between community benefit vs. private property rights. However, I believe the current regulations resemble HOA-style overreach into private property rights. Homeowners should have the freedom to manage their own land without excessive reviews or restrictions. While protecting heritage trees and public street trees makes sense, requiring special reviews for removing multiple trees on large lots feels burdensome and inflexible. I encourage the City to find a better balance — one that protects truly significant trees while respecting individual property rights. Streamlining the process, focusing on heritage trees, and allowing more homeowner discretion would achieve preservation goals without creating unnecessary red tape.	12/5/2025 3:04 PM
173	Trim branches of street trees above sidewalks that are a safety hazard for walkers. This is more about people protection, yet I see branches that have been torn by passersby that could enable infections in the trees.	12/5/2025 2:55 PM
174	Ensure that trees that could be a danger to people or property can be removed without hassle. Portland had a liability case because they declined to let an old/diseased tree be removed and it fell on a house.	12/5/2025 2:38 PM
175	Notice how certain areas of corvallis have beautiful large trees throughout the residential neighborhoods. We should do our part to encourage the retention of our beautiful trees that	12/5/2025 2:19 PM

## City of Albany Tree Protection Survey

bring vitality and hope to residents in an increasingly commercialized community. We should not however raise fees and taxes upon people to do so.

176	Eliminate the Tree Protection standards	12/5/2025 2:17 PM
177	When I walk in the neighborhood around Swan Lakes, there are many large trees in the yards, making the area very pleasant. When I walk in the neighborhood around Lehigh Park, there are either no trees in the yards or small ones. It's much less inviting. Aim for the former over the latter. When Hub City Village went in, they were allowed to cut down a couple of very large trees that were on the perimeter of the property. Keeping the trees might have meant fewer units, but the trees would have made for a much more appealing development. It still feels like there's a hole in the sky there. Keep our large trees!	12/5/2025 2:04 PM
178	Don't agree city charging a fee just to look at a tree or trees on private property in neighborhoods and then telling us yes or no for removal. Most folks want our property to look nice so let us choose the trees or plants to replace. Focus on city owned or commercial property.	12/5/2025 1:29 PM
179	San Luis Obispo exemplifies a workable tree/ canopy program. More native trees, conservation efforts for all quarters of the city foe continued wildlife and habitat protection for everyone (shade, food, wind breaks).	12/5/2025 1:13 PM
180	preserve more trees in albany! for a heritage tree city ... we seem to be cavalier and in judicious about rapidly cutting trees down. stop!!!	12/5/2025 1:10 PM
181	Lot sizes that are conducive to growing more than a single tree in both the front and back yards of new developments. I want tree planting requirements for new housing that restore what would naturally grow there. So if the land was originally woodland before it became farmland, the development needs to include trees.	12/5/2025 12:59 PM
182	Save endangered trees, then habitats (groves where wildlife are) and then street trees. Large developers shouldn't be allowed to take out a whole forest just to build over priced apartments or over priced houses that are already falling apart.	12/5/2025 12:58 PM
183	I would like to see less regulation on private property or proposed subdivisions. Additional regulations cause development regulations which increase home prices. A replacement program makes the most sense to me.	12/5/2025 12:53 PM
184	To protect old growth trees and not regulate or punish people for caring of their property!	12/5/2025 12:37 PM
185	Maintaining the maximum amount of tree canopy possible.	12/5/2025 12:10 PM
186	Quicker approval process regardless of request!	12/5/2025 12:04 PM
187	if its not your property you have no right to regulate	12/5/2025 11:57 AM
188	Please ensure that the trees on your approved street tree list do not have invasion root systems (like Bradford Pears) that damage sidewalks! A review of your list is in order.	12/5/2025 11:47 AM
189	In part to preserve Albany's National Arbor Day Tree City designation.	12/5/2025 11:39 AM
190	It's hard to rank these things in order of importance. Generally, just ensuring that we are focused on protecting what we have and expanding is important to me. I personally would like to see more trees in commercial areas, we have too many barren streets and parking lots in this town.	12/5/2025 11:38 AM
191	Better care of trees in our parks by pruning and removal of dangerous trees.	12/5/2025 11:33 AM
192	Ensure that trees are maintained and when trees do need to be replaced that they are replaced in a timely manner. Examples of plantings that have now lost trees - Hill Street, Commercial parking lots, etc. Establish clear replacement standards and capacity to implement.	12/5/2025 11:30 AM
193	Tree protections should not be prioritized over ADA compliance. Roots are a huge challenge and some Albany sidewalks are unwalkable/unrollable. That should be a part of the conversation.	12/5/2025 11:26 AM
194	Goal of preserving as many trees as possible especially within new developments	12/5/2025 11:26 AM
195	Albany needs more comprehensive Street Tree coverage, especially in South Albany. Temperatures soar while walking around south of Queen. East Albany is also bound to have the same issues if developers are not pushed to plant or pay fees for street trees.	12/5/2025 11:01 AM

## City of Albany Tree Protection Survey

196	Since I know very little about the current standards, I don't have a clear answer for this question. My overall opinion about the management of city standards and the process of altering or introducing new standards is that the most important consideration is to create messaging that is easily accessible to the general public throughout as much of the process as possible. I know that many of our city employees are already working toward increasing community engagement, and part of getting people to understand and care about environmental concerns requires personal connections to and within our community.	12/5/2025 10:56 AM
197	I would like to see the City of Albany become a designate Tree City again. Too many older trees, groves, etc have been cut down in the name of progress... just gross.	12/5/2025 10:55 AM
198	Keep as many trees as possible.	12/5/2025 10:55 AM
199	Actual enforcement. I've seen many property owners cut trees with no consequences.	12/5/2025 10:44 AM
200	Stop punishing property owners for removing trees that are lifting walkways or causing a problem.	12/5/2025 10:43 AM
201	Education and information/awareness building about the codes/protections of tree planting and tree chopping, as well safeguarding property due to trees in both English and Spanish, in plain language for all Albany community members to understand the rules and purpose.	12/5/2025 10:42 AM
202	More mature trees in residential areas and throughout our community	12/5/2025 10:42 AM
203	Albany's trees are protected by Open Space and Natural Resource Area designations. Street trees are City preference. Further regulation of Private trees increases housing costs.	12/5/2025 10:37 AM
204	Need to loosen restrictions on the tree ordinance. Forcing someone to pay to replace trees in other ares is not productive. There is plenty of money coming in from the Parks SDC's to pay for this.	12/5/2025 10:35 AM
205	Diversity of species represented in city tree populations, prioritizing native and endangered species in their appropriate sites. Ensure native and heritage trees are kept and plan for their long term success	12/5/2025 10:34 AM
206	Let people decide what they want to do on their own property. See if there is room in grants to plant more native trees in public spaces.	12/5/2025 10:28 AM
207	Help people who are in need of financial help, prune their existing trees that are 20ft or taller. This will allow the city to make sure taller trees are safe for the neighborhood, no diseased trees with widow-makers, and people dont feel like you're being nosey but rather doing a service.	12/5/2025 10:25 AM
208	I would like to see the city keep out of the business of protecting trees on private property. It's none of their business.	12/5/2025 10:25 AM
209	Get rid of dying/decaying trees and protect homes from potential felling of trees	12/5/2025 10:24 AM
210	Increase native trees and oaks over non natives.	12/5/2025 10:15 AM
211	Make it easier to remove trees from private property except for specific tree species outlined in code. Also, the city should pay for any damage city owned trees cause to private property, including roots, and changes in soil chemistry coming from a city owned tree.	12/5/2025 10:08 AM
212	Please protect my rights as a property owner to produce food on my property including the use of heritage. Seeds and fruit bearing trees. Preserve the rights of the community to plant gardens and fruit bearing trees along city sidewalks as street trees. please stop the program that only allows you to plant male trees. As it increases the pollen and allergies to the people who live here. we, the people deserve the rights to produce food among our community for anyone to eat. allow foraging in front yards and along city sidewalks. it is not about preserving the heritage trees. It is about preserving nature and our ability to survive in nature. as for large trees every time we take down a thirty foot tall tree. The displacement of birds is huge. two trees on my block were taken down this year, and I found myself with a blue heron in my neighbors backyard. swarms of corvids that belong at the canal. please preserve all of the natural trees along the canal and waterways as they are homes to birds and wildlife. we need to balance our desire to have more homes for us with the nature around us.	12/5/2025 9:41 AM
213	Increased canopy cover over the city - free or reduced cost native tree programs for residents, and plans for more trees to be planted and maintained in public spaces.	12/5/2025 9:22 AM

## City of Albany Tree Protection Survey

214	Forethought to if trees are planted next to a sidewalk how the roots will affect it in the future. Will it create more expenditures in a few years?	12/5/2025 9:10 AM
215	Stop with all the over regulation. City of Albany sucks and the government over steps too much.	12/5/2025 9:02 AM
216	If all the trees in #6 can't be saved, the development shouldn't go forward as planned.	12/5/2025 8:03 AM
217	City should protect endangered trees. Other than that, they should butt out of private property.	12/5/2025 7:56 AM
218	Keep the big, old trees we already have, but also plant more.	12/5/2025 7:45 AM
219	I encourage wiser choices in the types of trees planted which will grow to desired size & not have to be removed or topped because they overgrow the area.	12/5/2025 7:05 AM
220	More enforcement and penalties for non compliance. Prioritizing protection of native and mature trees over development. We are losing all of the large, mature trees and a fee in lieu program will encourage removal of more trees. Planting new, young trees is great, but it does nor mitigate the loss of larger trees.	12/5/2025 7:00 AM
221	As Little of government involvement as possible	12/5/2025 6:58 AM
222	Why doesn't the city of Albany focus on more important issues???	12/5/2025 6:56 AM
223	Less permitting for tree removal on private property, and more replanting and habit restoration on government properties and stream bank restoration.	12/5/2025 5:52 AM
224	Although tree protection sounds like a nice idea, the reality is it's harmful if it includes private homeowner property. My parents bought a home 40 years ago in a town which had such regulations. The tree lined streets was one of the selling points. About 20 years later all the trees started uprooting the sidewalks, leaning into the street and almost all of them got a fungus and were sick. The city would not remove them or allow the homeowners to remove them. The neighborhood had to hire an attorney to sue the city for the right to make their homes and streets safe again. It was a very expensive mess, all because someone thought they were going to save all the trees years prior. Leave the private homeowner properties alone. Put restrictions and rules only on properties that are going to be developed or public lands.	12/5/2025 5:43 AM
225	Take care of the street trees. They become over grown and hazardous. Let the home owners remove them instead of jumping through hoops.	12/5/2025 5:20 AM
226	Slow down development and preserve what we still have. Look at the view of skyline over to Crocker... it's just rooftops. It's very sad	12/5/2025 5:08 AM
227	The most important thing about tree protection is protecting the natural habitats of living things; this includes the trees, as well as creatures, plants, fungi, and lichen that live in and around said trees.	12/5/2025 2:38 AM
228	The importance of trees, and native trees helps to provide homes for wildlife. The trees also appeal to potential citizens who may in interested in living in Albany. To protect the trees is to also help fight against climate change.	12/4/2025 11:56 PM
229	This is a play to win scenario when they simply pay to break regulation. If we want to have them plant new trees, or invest in protecting endangered trees, that seems more appropriate. We already have road/highway adoptions. Why not trees?	12/4/2025 11:53 PM
230	Stop over-regulation and start dealing with the real issues that effect all of us, like drug use, crime and real solutions for homelessness, enforce codes, laws and safety already in place.	12/4/2025 11:50 PM
231	There shouldn't be heavy restrictions on trees on private property.	12/4/2025 11:45 PM
232	More trees and a bigger tree canopy in the next decade, having the main roads of Albany start having trees planted.	12/4/2025 11:33 PM
233	Not regulating private property at all. Your survey is rigged to get answers you want not what I think or feel. Rate is not a way to accurately access what control if any we want on our private property	12/4/2025 11:21 PM
234	Plant new trees when old trees need to be removed, let home owners decide what to do with their property	12/4/2025 11:18 PM

## City of Albany Tree Protection Survey

235	Preserve the trees, protect the residents. I have three 80 foot tall firs in my front yard. I have lived with and, at times, endured them. I am retired and the detritus of large trees will soon become unmanageable as I care for yard and home. On three occasions, once in 2000, once in 2012 and this first fall windstorm, they have dropped limbs of a lethal size. They pierced my deck covers once, my front window once and damaged my wife's car this fall. When is enough going to be enough? What is the harm in removing those very large trees in the middle of a neighborhood and replanting new trees so the canopy is maintained and so I can sleep at night without worrying what is going to drop next? I have spoken with Jay Sharpe about them and he has helped me thin them over the years, since they are in the city right-of-way. Having been involved with historic preservation projects since 1998, I have great respect for what you are trying to accomplish. But preservation should never endanger others. I would be happy to talk more if the opportunity presented itself. Sidney Cooper 1905 15th Ave SW Albany	12/4/2025 11:10 PM
236	I would like to see this nonsense stopped.	12/4/2025 10:44 PM
237	Greater protection of trees. Not knocking down trees for developments.	12/4/2025 10:41 PM
238	When the city gets to involved they get to big for there on good. Plenty of city street treed need help. Hell i got s letter to cut branches on street so mail truck wont get scratched.	12/4/2025 10:39 PM
239	RE: #6 - I worry that a fee-in-lieu program would encourage large companies with plenty of capital on hand to draw up plans that will destroy trees because the fee is inconsequential to them. This has happened in previous cities where I have lived. I also worry that the monetary value of a tree is easily underestimated because not only can they grow larger and larger every year but they also: help to regulate our city's temperature, protect against extreme heat/weather and climate change, provide food to pollinators and migratory birds, create oxygen, shelter us (especially our homeless population), and increase everyone's mental health and wellbeing.	12/4/2025 10:30 PM
240	Stop tree restrictions!	12/4/2025 10:12 PM
241	50% more tree in Albany Please	12/4/2025 10:02 PM
242	None, keep you hands off private property	12/4/2025 10:01 PM
243	Regulation to require planting of new trees where possible on new developments, maintaining and encouraging more canopy coverage where possible and ecologically matched (in addition to the things mentioned elsewhere in the survey).	12/4/2025 9:38 PM
244	I would like to see the city plant their own trees on city property. It has no right to control the issue on private property.	12/4/2025 9:28 PM
245	STAY OUT OF THE WAY. Don't regulate what people can do on private property	12/4/2025 9:26 PM
246	Stop building rental complexes and build homes, plant trees in public areas and make sure when trees are plated near a road , they don't pose a hazard to motorcycles.	12/4/2025 9:05 PM
247	Enforcement	12/4/2025 9:04 PM
248	I believe a lot of these old growth cotton wood trees along Knox butte se need to be removed before they fall in a newly busy road	12/4/2025 9:02 PM
249	More freedom for home owners to do what they need to on their property	12/4/2025 9:01 PM
250	Any old growth trees be highly protected	12/4/2025 8:52 PM
251	Street trees should be kept short to help businesses with their a clear visual to their building signage. Finding it difficult sometimes to see signs when driving especially downtown.	12/4/2025 8:42 PM
252	id like to see more trees on the sides of streets and in areas where there is minimal shade. I think there should just be more trees in general	12/4/2025 8:32 PM
253	The city should not be in the business of regulating plants on private property	12/4/2025 8:27 PM
254	I think owners should be able to remove trees that are on their property	12/4/2025 8:14 PM
255	Plant more trees . Don't appear to be a tree friendly city. Replace the dead trees in downtown Albany. Replant trees in Monteith Park	12/4/2025 8:07 PM
256	Limit the amount of pruning allowed on a tree. Many are over-pruned.	12/4/2025 8:00 PM

## City of Albany Tree Protection Survey

257	Albany is currently doing a poor job of being a tree friendly city. I would like city managers to care more about not removing trees like the city did during the recent development at Monteith trees. Downtown street trees were planted, not watered, and stood dead for 1 year. (2nd, 3rd, 4th, ellsworth, lyons. ) Have not been replaced. Recommend consulting with urban foresters in Corvallis, a city, unlike ours, with beautiful tree-lined streets, mature trees with full canopies, and parks with beautiful mature trees. They do not cut their mature trees for "Park Development " like we embarrassingly did at Monteith .	12/4/2025 7:59 PM
258	It would be nice if the trees currently planted downtown were maintained on a regular basis. Some are totally dead on the odot section near train station. Newer trees have sprouted new growth from the bottom and look bad. Maintain area around trees and shrubs. Deal with all of the weeds	12/4/2025 7:55 PM
259	Stop chopping town street trees the world already lacks enough color	12/4/2025 7:53 PM
260	More trees in our community, preservation of wildlife, environmental impacts.	12/4/2025 7:44 PM
261	Lower the amount of trees that can be cut down. Make builders build around the existing trees and incorporate them into the design. It takes many years for the new trees to create a canopy. In the 16 years since I moved to Albany there have been so many trees cut down and it has turned Albany into a concrete jungle. It makes me miss where I moved from.	12/4/2025 7:37 PM
262	Increased preservation of trees for new development/redevelopment. Make developers work with and around existing trees instead of removing them.	12/4/2025 7:32 PM
263	Here in North Albany we've seen three recent development projects wipe out established oak groves. Property developers should be required to maintain the total mature tree canopy and native species (by planting new if necessary).	12/4/2025 7:31 PM
264	Do not infringe on personal property owners ability to take down or plant trees	12/4/2025 7:23 PM
265	The knowledge that a tree removed does not equal a tree planted. Large and old trees sequester a lot more carbon than a newly planted tree. It will take decades for the newly planted tree to be able to store that much carbon. One goal I have is for people to realize they are removing beneficial habitat for animals and bugs.	12/4/2025 7:20 PM
266	Plant street trees. Property owners should be able to do as they see fit for there own safety with trees on there property.	12/4/2025 7:18 PM
267	Reduce regulation!	12/4/2025 7:02 PM
268	I would like to see more trees, trees are what make Oregon Beautiful, Albany Beautiful.	12/4/2025 7:02 PM
269	More trees in more neighborhoods is my primary preference	12/4/2025 6:55 PM
270	Plant more trees in meaningful ways so we have "old growth" in the future. Be mindful of trees in neighborhoods. City is great at responding to concerns about trees on easements. We want more trees in neighborhoods and in general community.	12/4/2025 6:34 PM
271	Private property tree management should be determined by the property owner	12/4/2025 6:33 PM
272	Keep what you can as often as you can.	12/4/2025 6:25 PM
273	6 is a false question. Trees CAN be saved during development, or the development should not happen. This survey is useless because it does not allow real input and assumes outcomes, as noted in the City's official theme song: Welcome to Albany. <a href="https://normac-and-the-hallucinators.bandcamp.com/track/welcome-to-albany">https://normac-and-the-hallucinators.bandcamp.com/track/welcome-to-albany</a>	12/4/2025 5:44 PM
274	Stop meddling in people's business. You do not own every tree on private property	12/4/2025 5:39 PM
275	I don't know if there are any issues currently with the plan, I honestly didn't realize there were any limitations as to removing and adding trees.	12/4/2025 5:29 PM
276	I think public servants should be concerned with public spaces, and not our back yards. Let me do with my property what I want to do. I also think that trees along streets would be better protected if they were maintained by the public servants. I should not have to worry about branches from trees in public spaces encroaching on sidewalks. Your trees, your sidewalks, your problems.	12/4/2025 4:57 PM
277	I feel areas near I5 off ramps and surrounding streets near commercial zones need attention. What stands out to me is lots of concrete. I think more trees would make it look more	12/4/2025 4:57 PM

## City of Albany Tree Protection Survey

appealing. Make the city more beautiful to look at make more inviting for people to move herea and grow. Springfield's Pioneer Parkway is a great example.

278	Please incentivize planting more native trees when possible.	12/4/2025 4:53 PM
279	I would like homeowners to have the freedom to do what they want on their own property. If replacement trees are required, homeowners should be offered suggestions but not obligated to choose from a list. New development code should be regulated by lists but once it trades hands into a homeowner, they should have the freedom to choose. Albany has plenty of room, if we need certain trees within an area offer the tree to homeowners who volunteer to have the specific trees needed.	12/4/2025 4:45 PM
280	n/a	12/4/2025 4:41 PM
281	Prioritize tree species... not all trees are the same or have same value. Incentivize the planting and retention of trees, but stop trying to interfere with private development or property owners removing trees other than along streets or other public space borders.	12/4/2025 4:37 PM
282	End the arbitrary removal of trees that I've seen more and more of in Albany. Honestly, I don't know how Albany can continue to be a "Tree City."	12/4/2025 4:25 PM
283	Less removal of boulevard trees, more effort to preserve mature trees, oversight of owners cutting of trees on residential property, effort to preserve established trees during development instead of cutting everything and then replacing with new plantings.	12/4/2025 7:29 AM
284	Thank you for working on this!	12/4/2025 7:21 AM
285	Outside of endangered or significant trees, return to a place where the property owner gets to decide what works best for their property.	12/3/2025 3:46 PM
286	What are trees? I live in AZ.	11/26/2025 10:52 AM
287	test	11/26/2025 9:23 AM
288	More bark and less leaves :-)	11/25/2025 4:53 PM
289	Increased standards for new development such as subdivisions and commercial. Discretionary review for small developments like single lots.	11/25/2025 1:26 PM
290	More tree canopy in the city, and more protection for endangered trees and native trees	11/25/2025 1:20 PM