

## Land Use Chair Networking Group

April 14, 2022 Meeting Minutes

1. Welcome Land Use Chairs- No new introductions.
2. Open Microphone -
  - a) **Carol (MVNA)**
    - received a notice for a STR which is actually located in CWNA
    - Thanked Mike for providing the location of resources for running a neighborhood public meeting.
    - Questions about a notice about new middle housing code changes [To comply with Senate Bill (SB) 458. [Link to planning commission](#)]. If you want some background, see the front page article in the April 6, 2022 volume of the Cascade Business News.  
<https://cascadebusnews.com/new-push-to-create-missing-middle-housing-in-bend/>
  - b) **Jeff (ABNA)**
    - ”Westview developers held a 2nd public meeting. Project is a very dense collection of duplexes and triplexes. The neighborhood is questioning the “compliance” of some of the project’s proposals. (link to current application?)
    - Jeff reminded everyone about the upcoming Townhall meetings on homeless (more information listed under item 3(d)).
  - c) **Ken (SEBNA)**
    - His NA is fairly quiet at this time.
    - An effort to adjust the boundary between SEBNA and OFDNA is going very slow.
    - Ken noted his research on the ownership of recently built townhouses shows 70% of units are owned by out-of-town investors.
  - d) **Karen (OBNA) is substituting for Mark Weers(?) who was not able to attend.**
    - Please put her on the email list for this group’s meetings.
    - OBNA has a long-term vision to terminate “cut-through traffic, but no progress is being made to get city staff to appreciate the need.
    - is looking forward to the completion of the river trail by Parks and Recreation.
    - Their board is split on the issue of STR correlation with housing crisis.
  - e) **David (SWNA)**
    - Did not receive meeting agenda [will double check mailing list]
    - Has questions about the code governing STRs [Here is a [link](#) to an education tool we compiled on STRs which includes embedded links to the applicable code. I checked out this “tool” and found it did not address your specific questions

about “types”. Use this [link](#) to a page on the city website. When page opens, scroll down to a link which says “STR Land Use Permit Application & Permit Eligibility Tool”. Click on this specific line and it explains which STR falls under which type of application. Once you identify which type of application the specific STR is, go to this link to see what the specific process requirements are for each “type” of application are. The short answer is type I applications are acted on without notice or hearings. Type II require notices and Type III require notice and hearings. [ FYI. Your questions speaks to a need which we hope to incorporate into future LUCNG meetings. A set of resources (tools) were created to assist land use chairs to quickly seek out “how to’s.”]

-Had questions about a notice about a Planning Commission work session on middle housing. Here is the information which was also listed under Carol above. ([link to agenda for April 25th meeting](#))

f) **Ashlie (BANA)**

-BANA is quiet right now.

-People are frustrated by feeling like they speak into a void. [For good reason, see this [document](#) about statewide goal #1 and this second document for the city’s [“Citizen involvement program](#). Is our city following the statewide goal and its own program?]

-Asked questions about the survey on STRs (Lisa is a good point of contact.)

g) **Gina (RWNA)**

-Noted the effort led by Allison Platt to look into tax exemption options to incentivize multi-use projects. [Here is a [link](#) to the committee working on this task. Here is a link to an [agenda item](#) on April 20th city council meeting].

h) **Lisa (CWNA)**

-The property north of the Athletic Club is back on the market.

-Spring clean up is around the corner. CWNA does a clean-up day once each month.

i) **Mike (unattached)**

-Just reminding everyone that I am not a land use chair. I had to step down last year due to some family needs.

3. Old Business:

a. Rulemaking for Climate-Friendly Areas and Equitable Communities - (5 min.)

March 31 LCDC Hearing

- A long day of DLCD’s presentation, public testimony (and a long list of written comments.)
- The overall result is the commission is likely to make only minor changes to the current rules draft.

April 4th and 11th DLCD Q & A opportunities

- 15 to 20 participants including Ken Atwell, Kathy Temple and myself.

- Most of the questions were about the details of implementation while some questions exposed the bad assumptions that DLCD relies on.

#### Overview

- Rules were created based almost entirely on “aspirational thinking” using white papers from think tanks, academics, other planners, or special interest groups.
- DLCD refused to include any analysis of the economics or market, i.e., “pragmatic thinking” had no place at the table.

#### Why should we care? “Unintended Consequences”

- More congestion, more parking spill over, less affordable housing
- Failure to achieve Executive Order directive - less miles driven of DLCD’s presentation, public testimony (and a long list of written comments.)
- The overall result is the commission is likely to make only minor changes to the current rules draft.

#### Discussion

i) Here is a link to the 105 page Division 12 rule draft as of mid-March. The compliance schedule is covered in pages 37 to 39.

[https://www.oregon.gov/lcd/Commission/Documents/2022-03\\_Item-3\\_CFEC\\_Attachment-F\\_Division-12.pdf](https://www.oregon.gov/lcd/Commission/Documents/2022-03_Item-3_CFEC_Attachment-F_Division-12.pdf)

ii) Gina felt the rules were developed with some input from developers. [She provided me with a name. I will spare you the lengthy response.]

iii) I believe most people would agree that the community would be better off if there was more walking, biking and transit options. The crux of the issue is will these rules bring about changes which citizens will actually use or will the effort just distract from addressing issues people feel strongly about; housing crisis, congestion and safety [Congestion and safety was the top responses in the GO bond survey.]

#### b. Short-Term Rentals -

**Fall 2021** - We conducted research and drafted a letter to ask Council to re-evaluate the benefit and burdens of STRs.

**December 2021** - Councilor Broadman asks for a work session which caused us to placing a hold on our letter.

**March 2022** - Staff’s skewed presentation downplays the correlation between STRs and the housing crisis. Council accepted staff’s claim that the rate of STR application is “diminishing”.

**March/April 2022** - We used staff’s data to create a more accurate presentation which concludes STR’s application rate is increasing.

**Needed action** - Complete letter and submit to Russ Grayson.

**\*\*letter was shortened to 2-1/2 pages and here is a link to the document submitted. Timing is of essence because we were told another work session will occur on STRs in May.**

#### c. Volunteer Planners for 2022 Candidate Forum

Neighborhood Associations will not be hosting a forum, but questions may be gathered for submission to other venues.

d. Houselessness Code amendments (10 min)  
i. Town Halls(?)

Jeff is the moderator to two town halls schedule below. Lets all show up to support:

Please help us publicize the upcoming Town Hall events, by sending to your membership and posting on your social media channels.

Following is the sample text to post on your website and send to your membership:  
(copy/paste)

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Hello Neighbors-

Two Town Hall events are coming up next week on the topic of Houseless Strategies and Shelter Code amendments. We have a great panel of speakers lined up to help us all become better informed, but most importantly, we have an opportunity for our community to meet "in person" and ask questions about an important issue affecting our community.

Our Panel of Speakers include:

- Deschutes County Commissioner: Patti Adair
- Bend City Councilor: Megan Perkins
- Bend Chief of Police: Mike Krantz
- Houseless Service Provider: Alan Evans (CEO Helping Hands ReEntry Org)

This event is brought to you by non-partisan volunteers, and is Hosted by Neighborhood Associations and BendCares (a group of caring Bend residents). These groups endeavor to educate and inform our community on important topics, and we are pleased to be doing so in a live/in-person format. Panelists will be asked to speak to the subject matter, then we are placing an emphasis on giving the audience attendees an opportunity to ask questions during the time allotted.

Please plan to arrive by 5:15PM, we will begin promptly at 5:30PM. If you would like to attend these Town Hall events, please RSVP below:

Here are the links:

April 25: <http://evite.me/4MhbmHEXAS>

April 27: <http://evite.me/rfH9Pq9KVc>

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Facebook/Social Media post #1

Town Hall event - Monday, April 25th 5:15PM

Join your neighbors to learn more about how the City of Bend and Deschutes County are working to manage the houseless concern in Bend. You will hear from community leaders on this topic, and learn more about the proposed Shelter Code amendments the City of Bend may soon adopt. Event to be held at Caldera High School, 60925 SE 15th Street

RSVP to attend here: April 25: <http://evite.me/4MhbmHEXAS>

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Facebook/Social Media post #2

Town Hall event - Wednesday, April 27th 5:15PM

Join your neighbors to learn more about how the City of Bend and Deschutes County are working to manage the houseless concern in Bend. You will hear from community leaders on this topic, and learn more about the proposed Shelter Code amendments the City of Bend may soon adopt. Event to be held at Caldera High School, 60925 SE 15th Street

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