

Bend Land Use Chair Networking Group Meeting Notes 12/19/2021

Recording:

https://us02web.zoom.us/rec/share/r99KfCx4aZLIKXSwfv7KqzyRpddn8bUwcyEhNOdM6X1JHL1Q-r30BuKCMg6HlCdR.uRaq1milDr7z_hip Passcode: 0Gc0FpV@

Attendees:

Kathy Roach - BANA	Ken Atwell - SEBNA	Sue Sullivan - LNA
Karon Johnson - OFDNA	Carol Elwood, MVNA	Karen Hardings - OBNA
Judy Clinton - SWBNA	Gina Franzosa - RWNA	Lisa Mushel - CWNA
Mike Walker - At-large		

Topic 1: Short Term Rentals

1. **Lisa:** Broadman's requests clarified directly with him: goals are to a) Collect data b) Take emotions out c) Listen to public d) Review policies
2. **Ken:** Where the homes have been built, 1 of 10 is STR, if it isn't in an HOA that prohibits STRs.
3. **Sue:** The approach of getting data is the right one. We all have opinions, but let's get to data - does the map represent 1 room or full house, do they represent individual owners vs corporations, what portion is onsite vs absent owner? Thinks we want to collect the data - doesn't mean we need to have ownership of the data collection. **Generate a list of questions.**
4. **Kathy** - very tedious to figure out all the info...feel like I'm living in a motel neighborhood, but I don't have the data to prove it. Agrees to move from emotional level, to facts and figures. Wants a list of STR rentals in the NA, be able to interface with those rentals
5. **Karen Johnson** - what does STR do to the property values on each side. I.e. Lincoln county - makes property less desirable Does the STR affect the housing availability of housing for middle-income people. (referenced previous survey that said STRs are not affecting, but the data wasn't really there. Karon thinks we need to be careful about doing some of the data. **Lisa and Karon will work on the data set to get more specifics** so we can "test" the conclusions developed by the City.
6. **Gina**- posted article from Outside Magazine, ie. Crested Butte, what communities have done:
<https://www.outsideonline.com/culture/essays-culture/how-to-save-a-ski-town-west-tourism-economy/>
7. **Mike Walker** - December 8, 2021 article from The Source:
<https://www.bendsource.com/bend/housing-for-hire/Content?oid=15872962>
8. **Karen Hardings** - the STR tool is more (too) complex; and there really isn't enforcement happening.

HOW TO VIEW STR INFO

Here's the link to Community Data Explorer / GIS tools:

<https://bendoregon.maps.arcgis.com/apps/MapSeries/index.html?appid=1af04a0c39ca444b8505a9d5f5ab5c60>

Step #1 Click on Planning App Viewer tab

Step #2 Use the filters on the left side to adjust your data reporting

Step #3 Filter by application date to set a long enough time period

Step #4 Filter by neighborhood if you want limit the search to just your NA

Step #5 Filter by project type. Scroll down to short-term rental. Click on it.

You may also filter by Application Type:

Infrequent whole house, Owner-occupied rental, Owner-occupied rental +
Infrequent Whole House, Whole house-unlimited - commercial zones, Whole
House-Unlimited - Residential Zones, Zzshort Term Rental Type I

This next link to Boom is just the general viewer that shows eligible non-eligible STRs
(not very useful) <https://maps.ci.bend.or.us/html5viewer/?viewer=strlookup>

Another article mentioned:

<https://www.forbes.com/sites/forbesrealestatecouncil/2021/01/27/the-short-term-rental-industry-is-likely-to-recover-by-year-end/?sh=59619de55b21>

Action items:

- Lisa to be the liaison
- Lisa work with Karon on the data.
- Develop questions and send our suggestions to Eric King and Anthony Broadman.

Topic #2: Old Bend Neighborhood Parking District ([Slides at BendNAforums.org](#))

[OBNA Parking Benefit District December 8, 2021 Summary](#)

Mike overviewed the Executive Summary:

1. They now have 12 months of data documenting status of the program.
2. Staff presented to council 11/17/21
3. About \$50k will go back to the district for benefit.
4. Survey of the district (really the westerly 1/3 of the NA) showed 80% are supportive of continuing the parking district.
5. The committee asked council to make this permanent.
6. Concerns are council perspectives around Equity and Monetizing on-street parking.
7. Parking Division has a window of time to explore the questions raised by council
2nd reading will be on (corrected slide to **12/15**).

Action items:

- Mike intends to work with Old Bend and the city to figure out how to address equity and monetizing on-street parking because it parallels the work done by the downtown parking district. (Mike is a member of the downtown parking advisory committee.)
 - Mike has volunteered to be the liaison between the network group and parking benefit district.
8. Why do we want to get involved? Because this is the future:
- a. The city and the upcoming OAR rulemaking wants more parking districts
 - b. Council wants to apply equity lens to all decisions.
 - c. Council wants to greatly expand paid on-street parking on all areas

Karen H mentioned **Travis** (from Old Bend is on that board) and that Tobias has been a remarkable resource.

Ken: What about the way on-street parking is getting “monetized” around Affordable Housing by the code changes from HB2001 with reduced/eliminated off-street parking.

[Mike: Yes. The 2006 code change reduced the parking standards to encourage the use of on-streets to fulfill the parking needs. The city continued to make additional steps to further this shift. Do neighborhoods like this shift? No. It will only get worse with the proposed OAR rulemaking. Note: our council and staff support this shift.]

Karen: what kind of fall-out is happening due to the parking district?

[Mike: I can look up survey results. In the council meetings, there has been a small number of commentators focused on pointing to “privileged” residents.]

There also is a concern that we are pushing the parking into neighboring areas, i.e RWNA.

Topic #3: Climate-Friendly Areas and Equitable Communities rulemaking

Reference slide presentation at: BendNAForums.org

Mike:

1. Provided a status update on the rulemaking.
2. Advised Meeting #10 materials were just released.
3. We will be making another update to this summary to keep you all up to date.
4. With regard to the Transportation Bond, the city cannot change the priorities in the Bond - in the way that money is spent. It's a contract with the voting public. The practitioners, i.e. City Staff is asking “how is this going to work”

Discussion:

1. **Ken** - it all revolves around transportation. Fees do not require a vote - taxes do - this is going to get to hard dollars.
2. **Judy Clinton**- we need to work with getting citizens to submit comments. If we look at this from residential - this is a tiny % of the energy impact- need to attack

some of the industry. [Mike: The executive order went to nearly 20 state agencies, including ODOT and DEQ. Light vehicles are the focus of the DLCD which generates about 38% of the emissions. Timber company actions don't factor into actions on reducing emissions.]

3. **Karon** - really discouraged. They haven't really addressed the issues - 1) Population, 2) Consumerism, 3) suggested we need to have a carbon tax
4. The rules should require an effort be made, but as mentioned by Brian Rakin on 12/2 meeting with DLCD, Bend has very little vacant land in the core. Wide scale success in CFA's would require "re-development" which is a very difficult task.
5. It's still going to come down to, where do we find the money for transit to make this work (and convince the community to use the transit).
6. Antithesis of climate friendly - because we are creating the thermal ___ zones.
7. This is moving so fast - these areas must be designated by 2024, and repercussions will be swift. If this council doesn't get the public involved,

Actions: Need community education

- Ken/SE Bend** - Mayor will be at their board meeting, will have this as a topic
- Lisa** - emphasize need for community conversation at NLA meeting on Monday 12/13. (**Mike** mentioned this is an opportunity: as we have shared interest with city, and we need to not wait until all the fine-tuning is done on the rules to have a community dialogue. We can have an initial dialogue based on general concepts.
- Karen H:** Can you give us a tool: give a lay person technical thought, the layperson is saying what can I do... more concept driven, [Mike and Lisa will work up a layperson slide / Karen Hardings willing to help.
- We can submit to Makayla, and ask, (a) who from the city can present, (b) who from LCDC can participate
- Need more thought on engagement and outreach to other entities who have similar concerns.

Topic #4- Future Meetings

For now Mike and Lisa will organize us and keep us on track with monthly meetings. Monthly was decided due to the number of current topics. Anyone can volunteer to lead in the future.

Individual reports:

1. **Karon and Ken:** opposing Gas Station - interesting issues around Master Plans coming to light, thinks wires are crossed.
2. **Ken** raised concern: Between the two Stevens Ranch properties - 50k daily trips on 27th - what improvements?
3. **Judy:** burning issue continues to be the COID; publicity- not entirely accurate
4. **Lisa** - CWNA; big additions on Mt. Bachelor Dr with 297 apartments and Pine Ridge Inn developments
5. **Ken** - bare land is going to be easiest to designate as CFA

6. **Karon** - parking district; SCNA interested in CFA - concerned about the traffic impacts from developments

Please provide any corrections or amendments to these minutes to Lisa. Also, any suggestions on how to improve these meetings are welcome.

Next meeting 1/6/2022, 4PM