

# Minutes for Land Use Chair Networking Group Meeting

## August 11, 2022 (Zoom)

### Attendees:

Jeff Conrad (ABNA)

Robbie Silverman (SCNA)

Ken Atwell (SEBNA)

Carol Elwood (MVNA)

Judy Clinton (SWBNA)

Lisa Mushel (CWNA)

Karon Johnson (OFNA)

Karen Harding (OBNA)

Mike Walker

### 1. Welcome Land Use Chairs

- No new members
- Mike is available for a brief tutorial for the [Land Use Chair Guide](#)

### 2. Open Microphone - (40 min.)

Jeff (ABNA)

- Westview subdivision
  - A compromise was reached between residents and the developer, resulting in SFRs and duplexes, rather than quadplexes.
  - Residences had employed a land use attorney: Bill Kabeiseman from the Bateman Seidel Law firm in Portland, OR. 503-972-9968, [www.batemanseidel.com](http://www.batemanseidel.com)
  - Key factor in success was an organized response with good participation.
- Compass Loop Mixed Use
  - Lots of ebbs and flows. Designed scaled back.
  - 4-story mixed-use on a small commercial convenience lot in the middle of a single family neighborhood.
  - Issues; adequate parking, building scale, poor access
  - Public comment period underway
  - Will ask city to elevate application from type II to type III
  - Ken: residents cannot win on compatibility issue.
  - TV 21 news segment was not balanced with the appropriate interviews, many comments/complaints sent.

Carol ( MVNA)

- No big applications this month.
- Street improvements concern on Purcell. Struggling with poor response from city staff, and frustrations with suggestions it be part of the NSSP.
- Question on STR [see item 3a below).

Karon (OFDNA)

- Used opening of Alpenglow Park to register about 150 new members
- 22nd STR approved in this NA for 2022.

Robbie (SCNA)

- Concerned about the process the city is using to review and potentially approve a property lot line adjustment (PLA) on COID property. City not applying relevant code on themselves.
- Barb Campbell requested a council work session on “opportunities areas” including this area. They cannot specify this is related to COID due to legal concerns. Potential work session meeting Sept 7.

**[Clarification on terminology-**

- **Opportunity area is a designation of nine areas identified in the 2016 urban area plan expansion. Here is a [link to a report](#) discussing all nine “opportunity areas” and seven “expansion areas.”**
- **“[Opportunity Zone](#)” refers to a designation given to property to utilize tax reductions to incentivize development.]**

- Has concern about the lack of transportation coordination between five developments in and around the Killian’s Box Factory. SCNA has formed a traffic committee to try to address this concern.

Judy (SWBNA)

- Coordinating with SCNA and CWNA on the COID property
- Quiet except for COID
- No news on RV park
- Holding a general meeting in October - sending out surveys asking people what they want as presentations.

Karen (OBNA)

- Concerned about cut-through traffic from new development and street extensions in adjacent Old Mill / Box Factory areas.
- Have formed a traffic committee.
- Concerned about a seemingly piecemeal approach to transportation by city/developers with unintended consequences.
- Concern about traffic accidents on Riverfront Street. (Including recent fatality)

Ken (SEBNA)

- Is frustrated by staff failure to provide a “big picture” management to multiple projects at Murphy/Brosterhouse to ensure a safe street design.
- Having difficult reaching city planners on Crown Villa land use requests. City staff seem willing to grant waivers to them when another similar project was held to responsible code compliance.

Lisa (CWNA)

- Concerned about a proposed subdivision where the developer wants waivers for water pressure and street width. [Here is a resource “tool” created to better understand when a [waiver or a variance](#) is requested.]
- COBA has requested COAR sign on to an Op-Ed that will attack NIMBY citizens (and indirectly, NAs) for needlessly challenging applications, “Big Ideas” and other actions meant to solve the housing crisis. Lisa is following up on this matter.
  - Robbie- Frustrated with the use of housing as a red flag to silence any opposition. Meanwhile, developers are building expensive homes and not helping solve the affordability of housing.
  - Judy - Melanie likes to use the “trickle down” justification (which has not been proved!)
  - Ken - 70% of attached homes are investor owned. 40% of small homes are investor owned.
  - **[see “recent editorials” listed below for a link to Jennifer Stephens editorial.]**

Mike

- I attended the Midtown Crossings open house and provided a 12 page critique of concepts presented.
- I am concerned the city is ignoring their commitment to use GO Bond to address their documented community priorities; congestion and safety.
- Will be submitting an editorial on this matter shortly. **[See “recent editorials” listed below for a link to the editorial]**

### 3. **Old Business:**

- a. *Short-term Rental Update (thanks to Danielle and Karon for follow-ups)*
  - Pauline, city senior planner has sent out two page code amendment
  - Karon is tracking Lorelei’s (city program manager) audit efforts.
- b. *Unsanctioned camps regulations*
  - City has scheduled [two open house dates](#).
- c. *How can we be more effective and efficient (link to summary).*
  - Skipped over due to shortage of time.
- d. *Links are provided below which may be of interest to you:*
  - [July 18th Governor’s Debate](#)
  - [September 15th - inte-GRIT-y Conversations for the Greater Good](#)

### 4. **New Business: (20 min)**

- a. **Land Use Education Tool of the Month: The two “red” tools are located on the city website. The “blue” tool is located on Bendnaforums.org**
  - i. [FAQs about Zoning](#)
  - ii. [Zoning Basics - Interactive Learning Tool](#)

iii. [Find what's being built next door? - Coming Soon!](#)

5. **Hot Topics: (10 min) Your NA boards may want to stay informed on these topics!**

a. *Draft code amendment for Home Energy Score.* ([link](#)).

See Committee info on this topic: [Environment and Climate Committee](#)

[Editorial on Home Energy Scores - Lester Friedman](#)

6. Other topic: Robbie asked if we sponsored a candidate forum.

- a. In past elections, we have. This topic was on our agenda several months ago. The question on whether we should sponsor a candidate forum was posed. However, no member volunteered to help organize and the subject was tabled.
- b. There are many candidate forums. Do we want to determine which forum to contact to submit a list of questions?
- c. Lisa will provide Judy with the 2020 forum questions. (done)
- d. Nicole of Summit West wants to do at least a mayoral debate.

**[Action: Do we want to submit a list of questions directly to candidates? Judy was going to look at the questions from the candidate forum, and craft some ideas.]**

**Recent Editorials:**

[Midtown Crossings](#) 08/18/22 (Mike Walker)

[Short Term Rentals](#) 08/16/22 (Bulletin Editorial Board)

[If Central Oregon's housing production needs to double, our community needs to speak up](#) 08/15/22 (*Jennifer Stephens submitted this on behalf of 1000 Friends of Oregon, Bend YIMBY, the Central Oregon Builders Association and Habitat for Humanity of La Pine/Sunriver.*)

**Reminders:**

**Unsanctioned Camping Code [Open Houses](#)**

- 10 a.m. on Tuesday, August 16, in Council Chambers (710 NW Wall Street) or online
- 5:30 p.m. on Monday, August 29, at Municipal Court (555 NE 15th Street) or online

**[City Calendar](#)**

**City Manager Report:**

[8/12/2022](#)

[8/5/2022](#): A total of 62 emails were received by "councilall" between 7/19-8/1 - take a look at the [summary](#) of emails to see what topics people are covering

Take a look at the [new data center](#) regarding permits! Measures time it takes for permits and shows trends/averages. (*Wouldn't it be great to break this down by NA?*)

[City Council](#), 9/7, 9/21

[Planning Commission](#), 8/22 [Agenda](#) **\*\*SHORT TERM RENTAL CODE WORK SESSION\*\***

**Next LUCNG Meeting:**

September 8, 2022, 4PM - 5:30PM

Join Zoom Meeting: <https://us02web.zoom.us/j/88613098403>