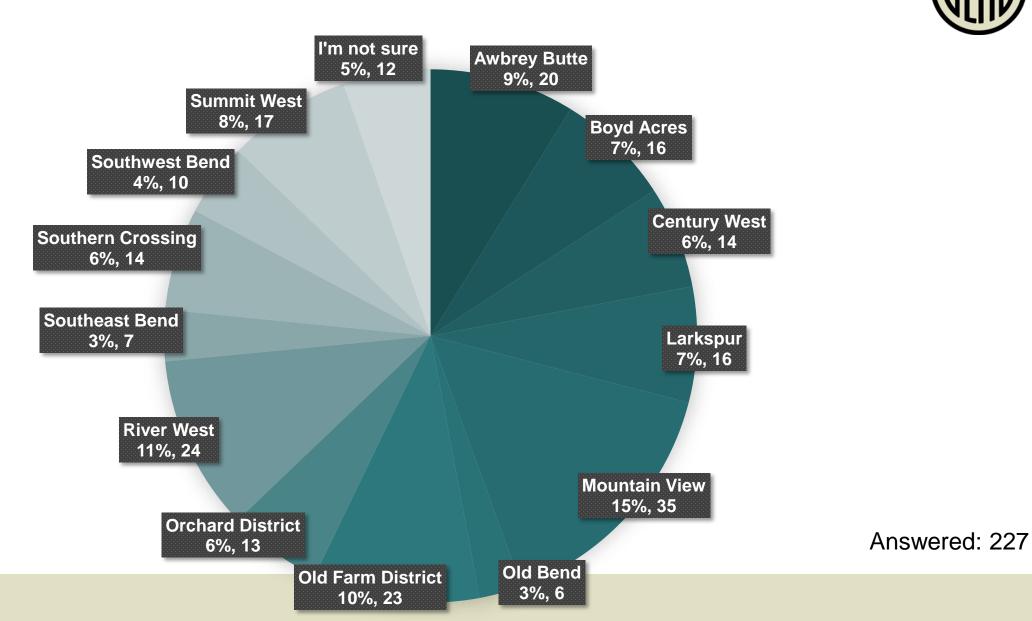


#### LAND USE COMMUNITY SURVEY RESULTS

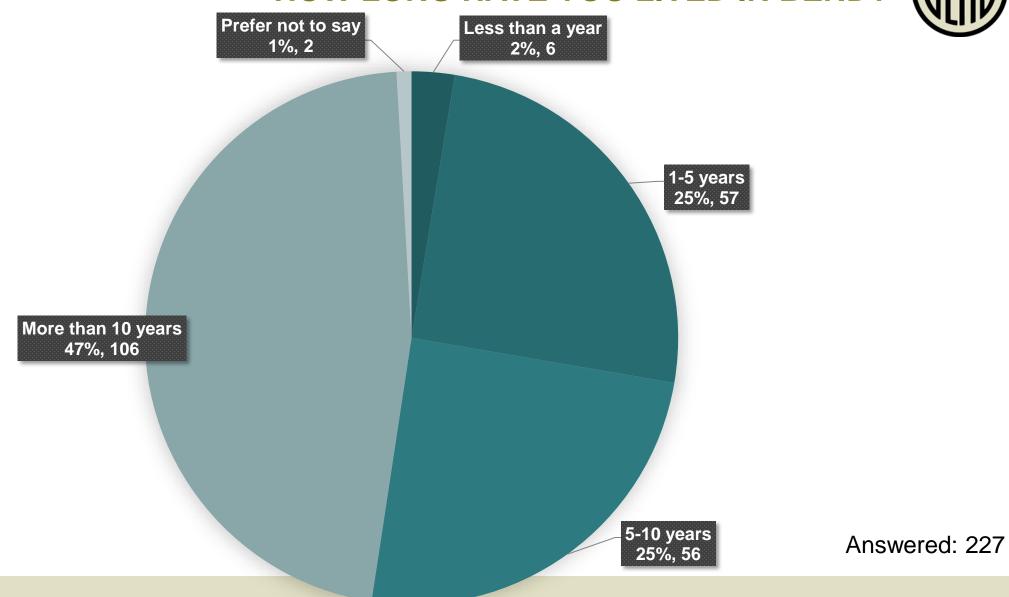
#### WHAT NEIGHBORHOOD ASSOCIATION DO YOU LIVE IN?





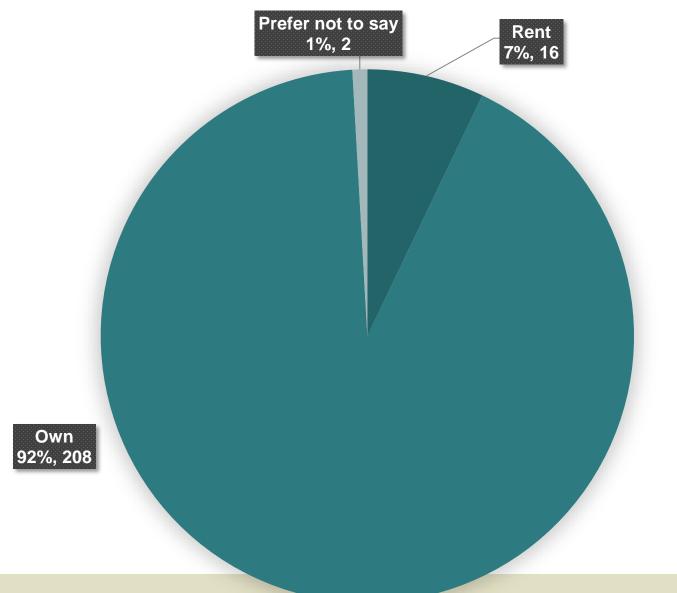
### HOW LONG HAVE YOU LIVED IN BEND?





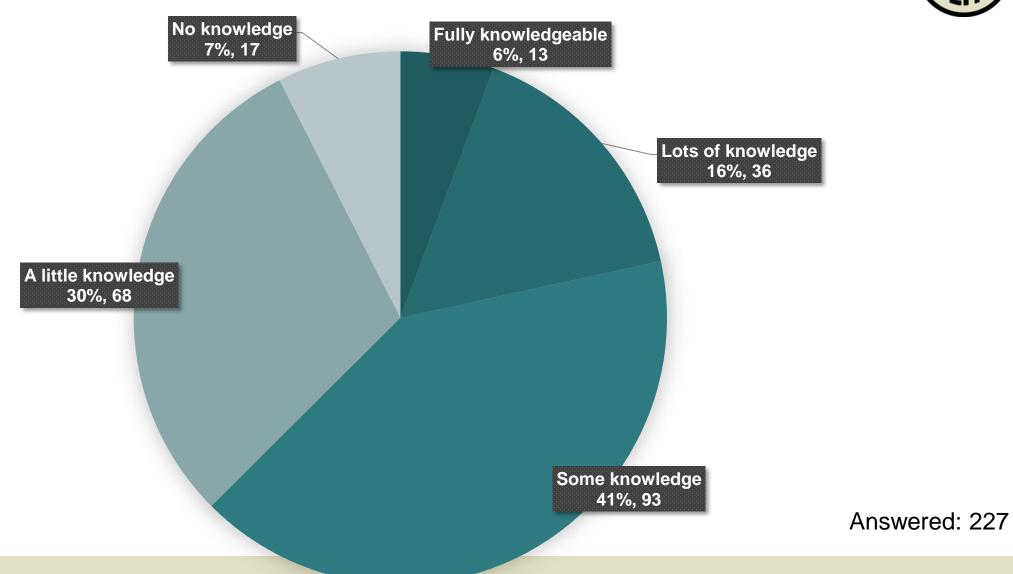
### DO YOU RENT OR OWN WHERE YOU ARE CURRENTLY LIVING?





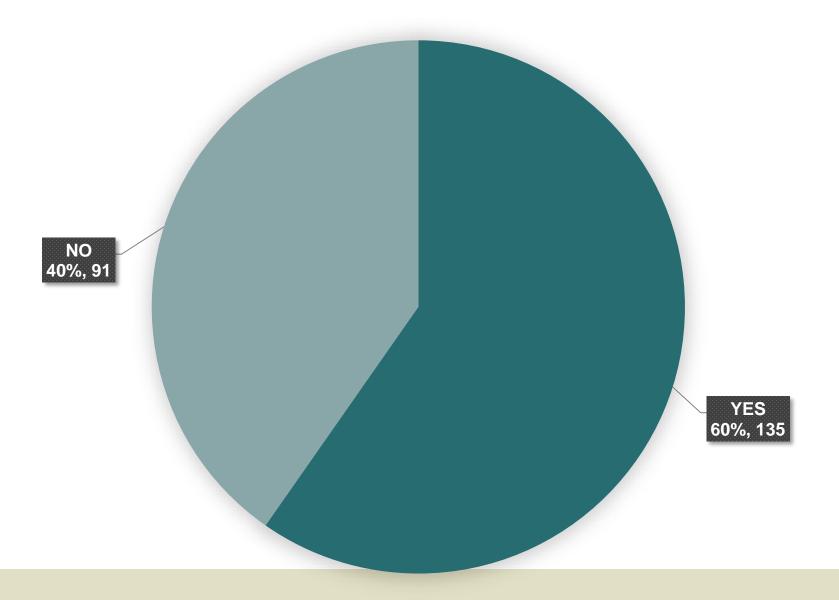
### WHAT IS YOUR LEVEL OF KNOWLEDGE ON ZONING?





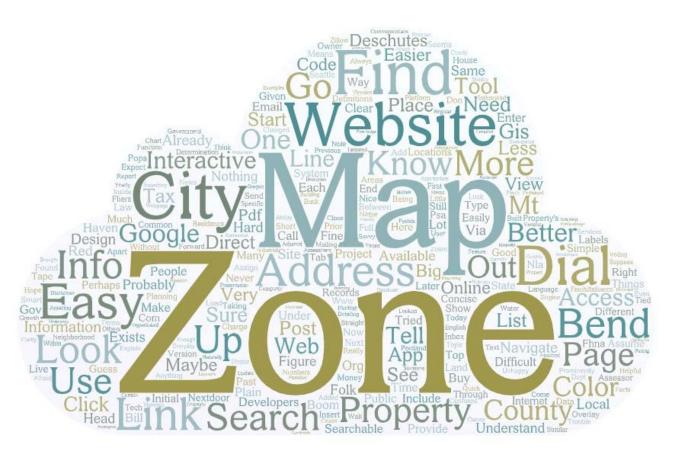
### DO YOU KNOW HOW TO FIND A PROPERTY'S ZONING?





### WHAT WOULD MAKE IT EASIER FOR YOU TO FIND A PROPERTY'S ZONING?





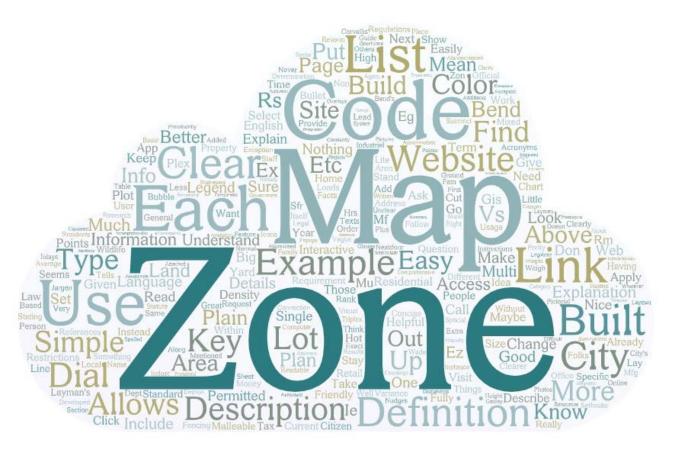
"An interactive map where you just have to click on a property to see relevant facts about it."

"To have the information about zoning more available and in **plain English** so that the common folk can better understand without needing to have prior knowledge about the topic and also to provide **visuals** and **examples** to better explain zoning."

"An easy to find page on the website... that was searchable, similar to Zillow or Google Maps."

### WHAT WOULD HELP YOU UNDERSTAND WHAT COULD BE BUILT IN EACH ZONE?





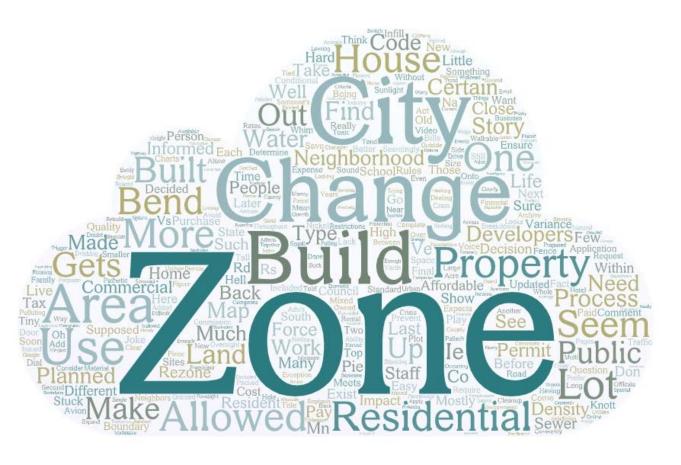
"Website with map and the description of the zone, for example mixed use retail, residential, high density residential etc."

"Examples of buildings and usage on aforementioned easy to use website. Nudges about what you 'can' do with a given plot."

"A map or look up by area/address feature that's would lead to a page that clearly explains what can be built in each zone without building/city jargon. Just plain and simple texts, with visual displays where needed."

#### WHAT QUESTIONS DO YOU HAVE ABOUT ZONING?





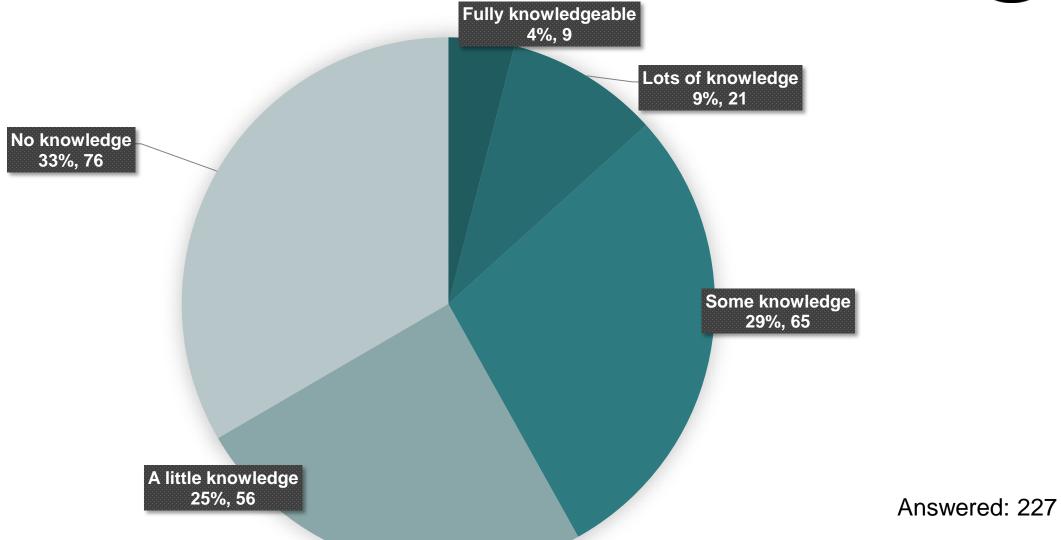
"What are the different zones? Why do they exist? What is and is not **allowed** in the different zones?"

"When is **public comment** allowed? Who gets notified? What types of applications don't require public notice and/or meetings? What is the difference between a conditional use permit and a variance? Are there special rules for developers? Are they allowed more leeway than the average person wanting to do something on their property?"

"Why is the code so malleable and changeable..."

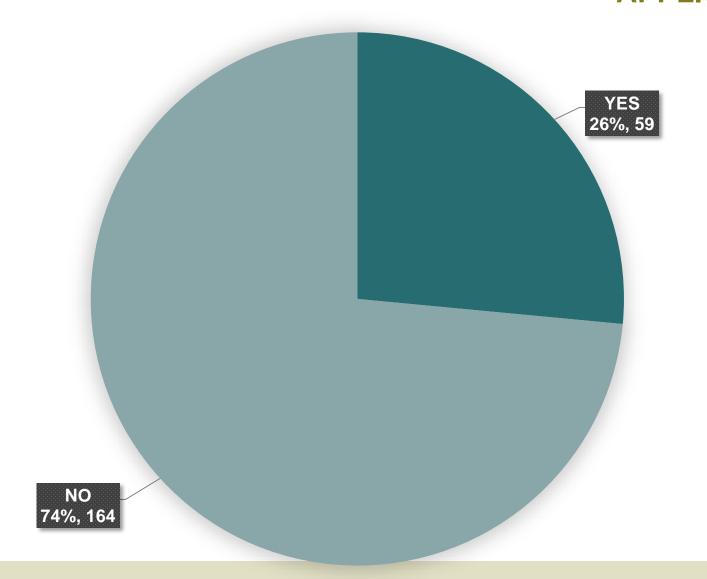
# WHAT IS YOUR LEVEL OF KNOWLEDGE ON LAND USE APPLICATIONS?





# DO YOU KNOW WHAT GETS CONSIDERED WHEN REVIEWING APPLICATIONS?





### WHAT WOULD HELP YOU LEARN WHAT CRITERIA GETS CONSIDERED WHEN REVIEWING LAND USE APPLICATIONS?





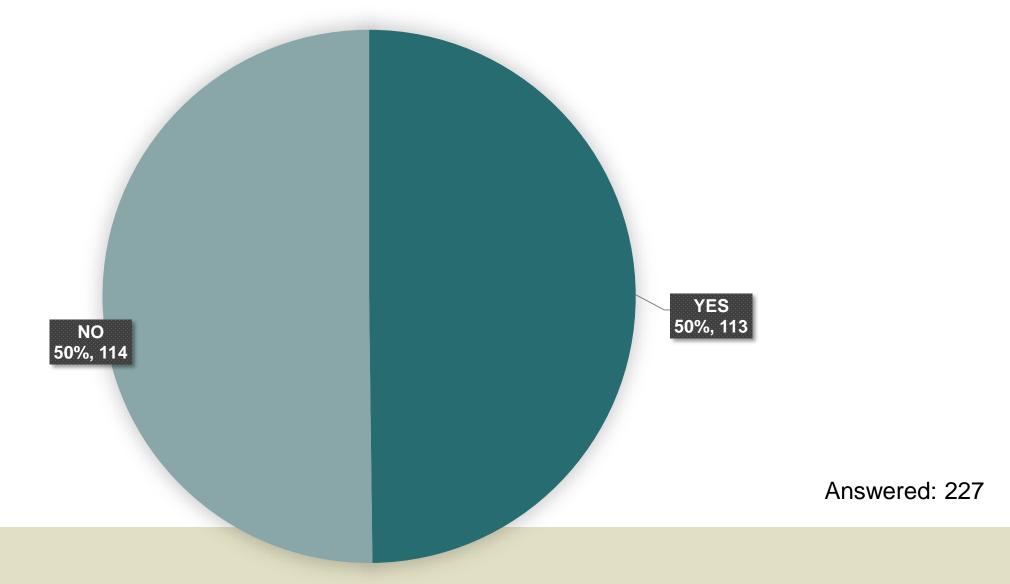
"A list of **criteria** that are considered when reviewing land use applications ... a paragraph that explains who fills out land use applications and why, and at which stage of the development process."

"Easy access to documents needed to understand land use applications..."

"An easy-to-use land use section on the website."

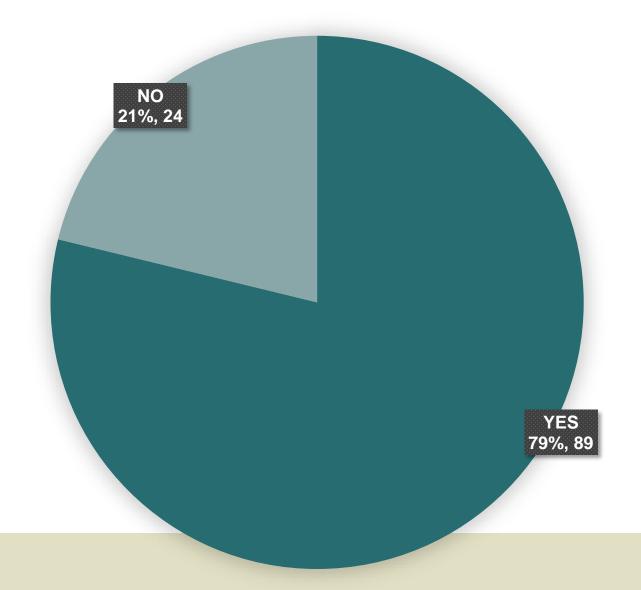
# SOMETIMES, DEVELOPERS ARE REQUIRED TO HOLD A NEIGHBORHOOD MEETING BEFORE THEY SUBMIT CERTAIN LAND USE APPLICATIONS. HAVE YOU ATTENDED ONE OF THESE MEETINGS?





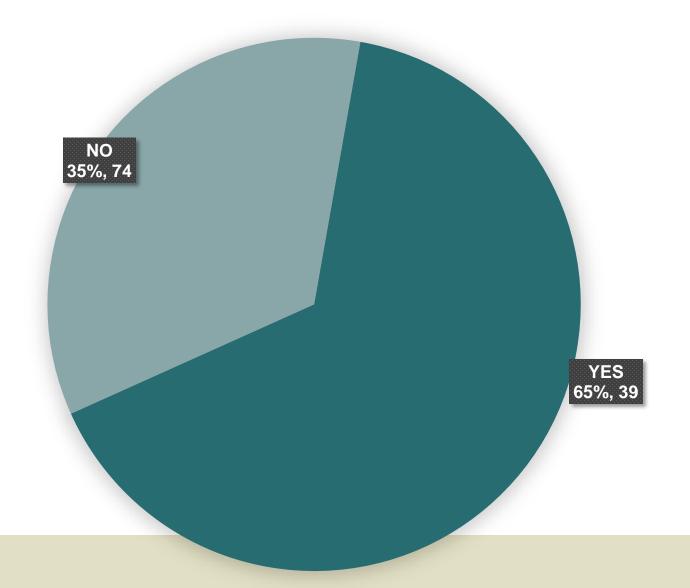
### WAS IT CLEAR WHAT THE PURPOSE OF THE MEETING WAS?





# WAS IT CLEAR WHAT THE DEVELOPER WOULD DO WITH PEOPLE'S COMMENTS?





### WHAT WOULD HAVE MADE THE MEETING MORE EFFECTIVE FOR ATTENDEES?





"Guidelines for developers to present uniform facts about their proposal in plain English... posting meeting materials online ... even if plans are only tentative or conceptual. Posting (anonymized) comments received after the meeting."

"Require recording, send **follow-ups**, hold another meeting after the final application is submitted. Often the application found on ePlans or at the neighborhood meeting changes dramatically by the time it is approved..."

#### WHAT QUESTIONS DO YOU HAVE ABOUT LAND USE APPLICATIONS?





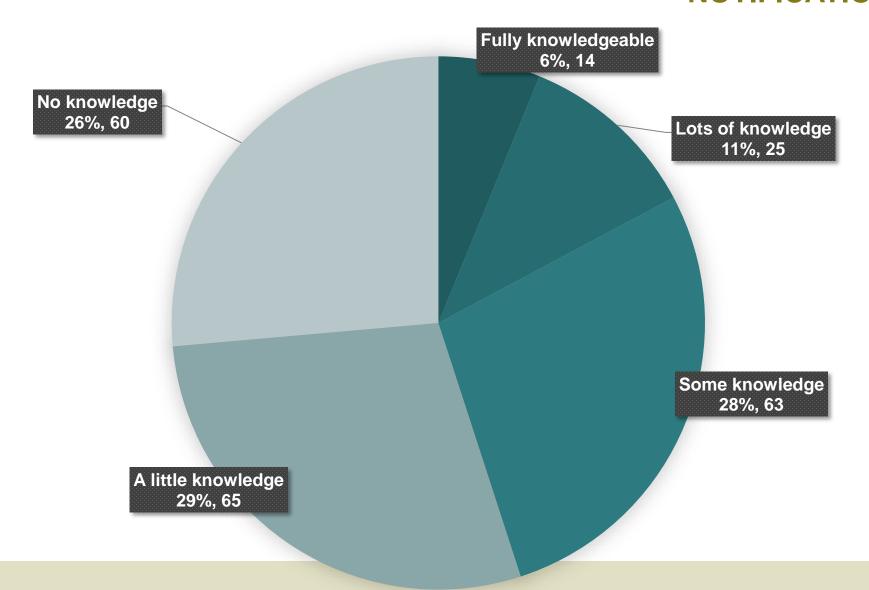
"I struggle to easily find the applications online on the City of Bend website. Is there one location where they are accessible to the public?"

"Are the **public comments** even considered? ... Do developers ever have to make changes after government and public review?"

"When can I participate in the application process? What kind of feedback is the most helpful in impacting the decisions that are made?"

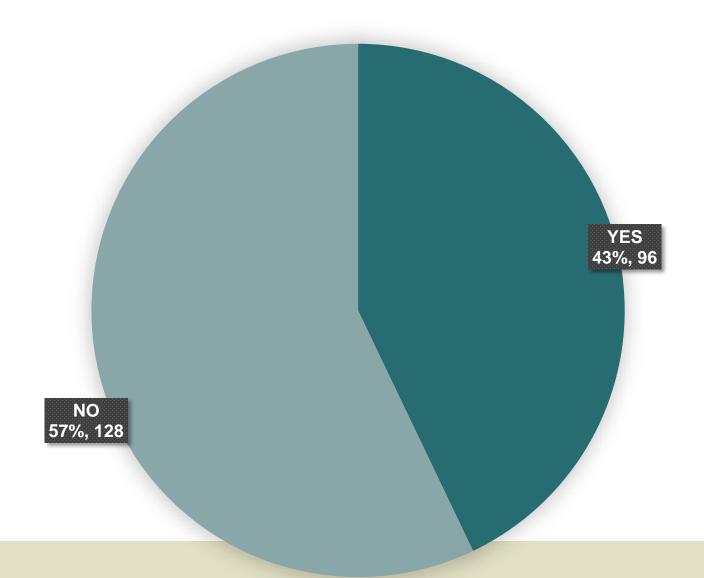
## WHAT IS YOUR LEVEL OF KNOWLEDGE REGARDING LAND USE NOTIFICATIONS?





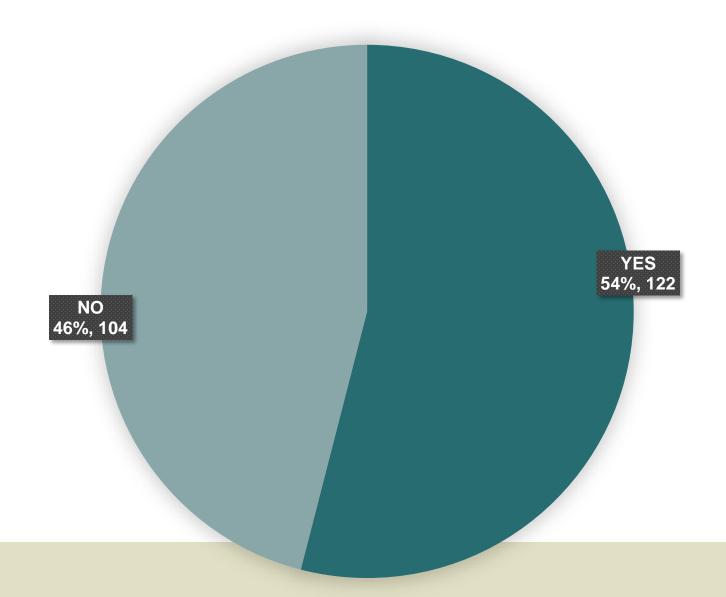
### DO YOU KNOW WHO GETS NOTIFIED ABOUT THIS APPLICATION?





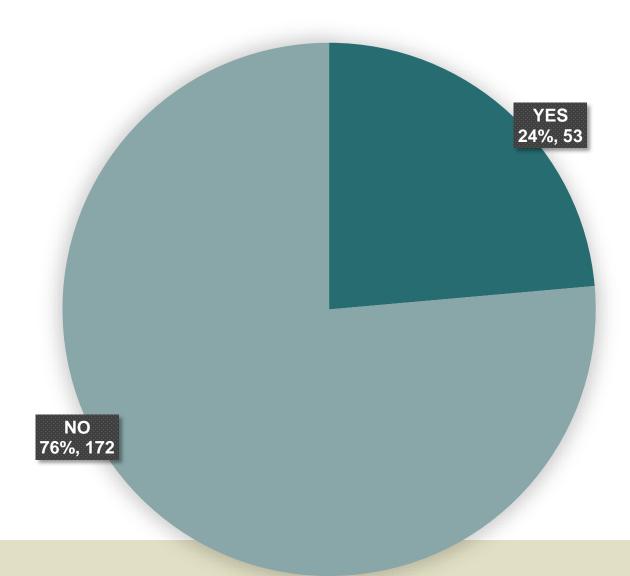
# DO YOU KNOW THAT YOUR NEIGHBORHOOD ASSOCIATION GETS NOTIFIED?





## DO YOU KNOW HOW LONG THE PUBLIC COMMENT PERIOD IS AFTER RECEIVING A NOTIFICATION?





# WHAT WOULD MAKE IT EASIER FOR THOSE OUTSIDE OF THE NOTIFICATION RADIUS TO KNOW WHEN THERE IS A LAND USE APPLICATION SUBMITTED?





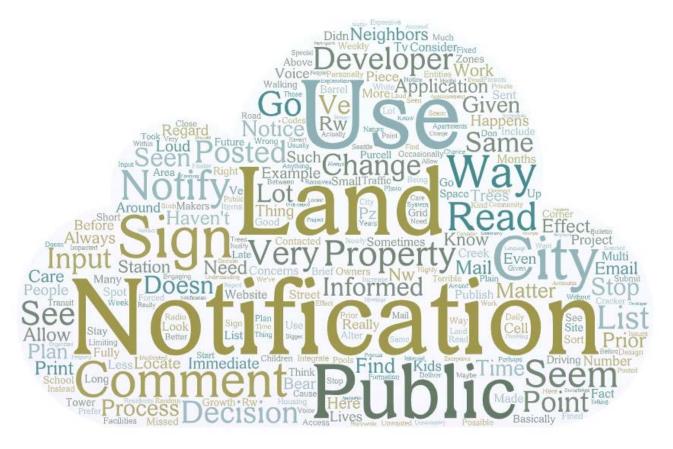
"Expand the notification radius and extend the comment period. The notices I have received give about a week to comment. That's not long enough."

"Maintain an online map with markers where there are land use applications are in process. Click on a marker and it takes you to the application and processing status."

"Bigger, more informative **signs** on the property about what is happening and when."

#### WHAT QUESTIONS DO YOU HAVE ABOUT LAND USE NOTIFICATIONS?





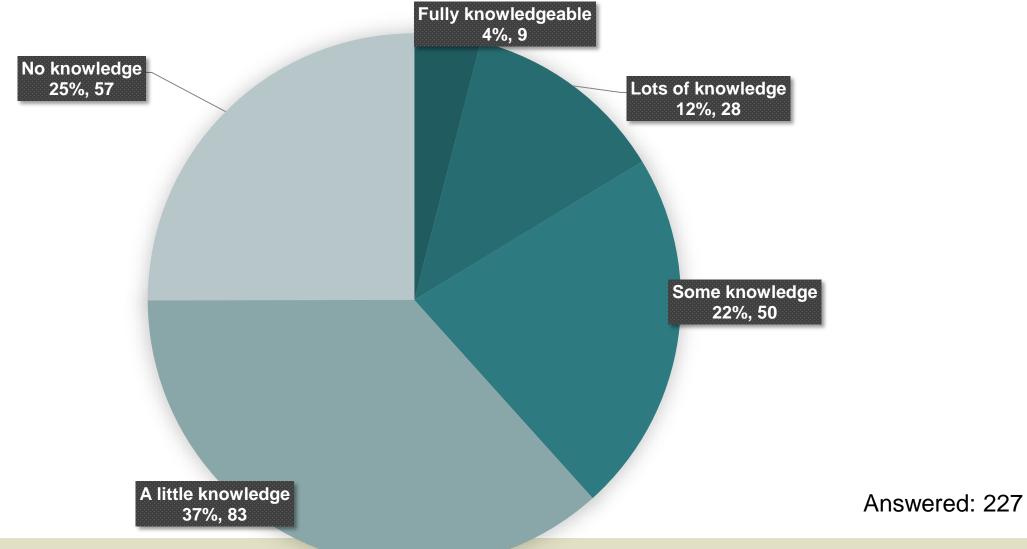
"Occasionally I see the notification signs on a piece of property, but am always driving by and can't stop to read them. Does the City publish a weekly list of notifications? Is it on the City's website?"

"How do decision makers integrate public comment into their decisions?"

"Seems like the **timing** between the application, posting, and notification process is very short and decisions have been made by the time all this happens. How can **process** be changed to actually allow input into the design of the project rather than just being informed after the fact?"

# HOW WOULD YOU RATE YOUR LEVEL OF KNOWLEDGE REGARDING OREGON LAND USE AND LOCAL COMPREHENSIVE PLANNING?





# BEND'S COMPREHENSIVE PLAN IS DEVELOPED THROUGH PUBLIC PROCESS. WHAT WOULD HELP YOU BE MORE INVOLVED WHEN AMENDMENTS TO THE PLAN ARE PROPOSED?

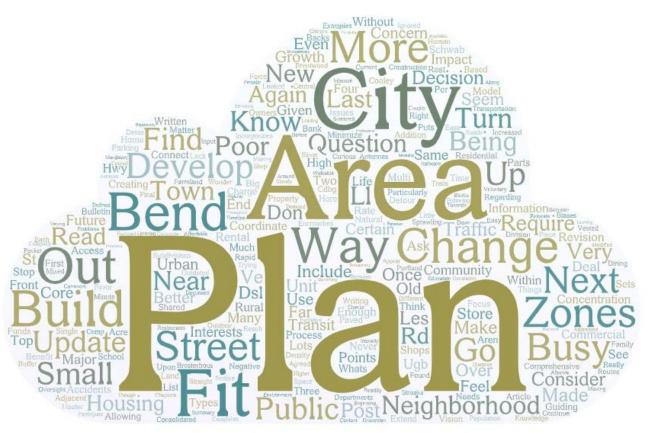


"A better web presence as mentioned previously and more public education about the purpose of land use and how to participate."

"There should be much more public disclosure and discussion about proposed changes ... notices in city communication vehicles, open houses, articles in the paper ... how about publishing an agenda for the year of those topics that will be reviewed or updated or added to so everyone knows what's happening ... then, let us sign up to be notified about meetings, etc."

#### WHAT QUESTIONS DO YOU HAVE ABOUT BEND'S COMPREHENSIVE PLAN?





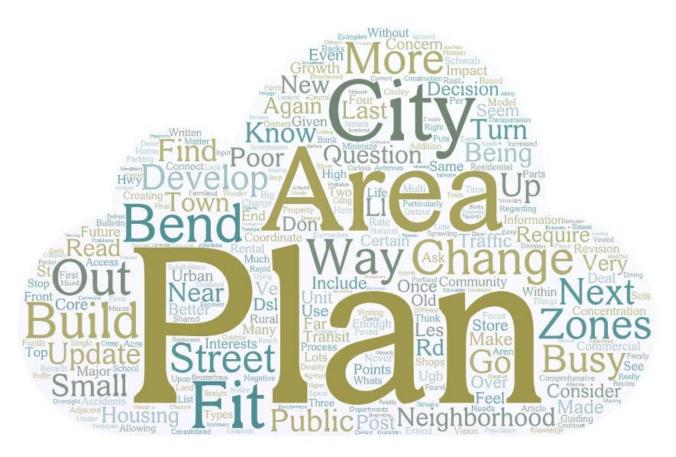
"What is it? How do I find out what it is? Who is in charge of making / writing it? What types of things do they consider when creating it? Is there a way to change it once it has been written? How far into the future does the plan extend?"

"How and when will information be given out on the current Comprehensive Plan and how it might be modified? What ways can the community participate in this?"

"Why do we not have **more education** around this document, including periodic blurbs about it's content?"

### WHAT WOULD YOU LIKE TO LEARN MORE ABOUT RELATED TO OREGON LAND USE PLANNING IN BEND?





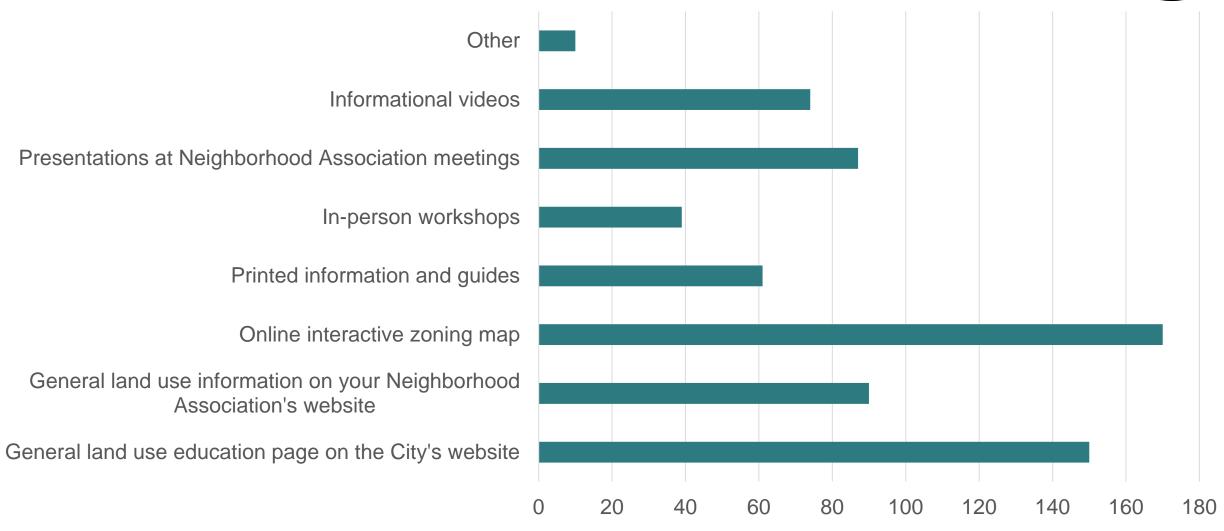
"What type of advocacy does the city of bend do to make Oregon state planning laws a better fit for our community? How are we changing inequitable zoning to plan for our current and future challenges?"

"I would like to learn more about plans for mass transit/more bike corridors etc. If we increase density and decrease parking, these factors become more important."

"Create more **transparency** in the process-city should be more proactive in **involving public** in the process."

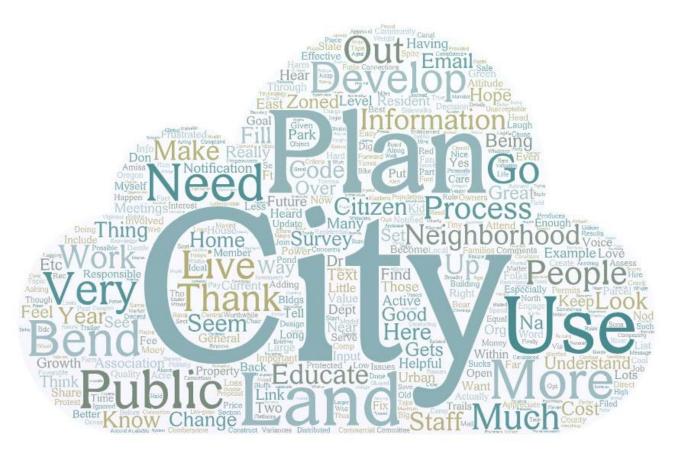
### WHAT TOOLS WOULD YOU FIND THE MOST HELPFUL FOR LEARNING ABOUT LAND USE?





#### IS THERE ANYTHING ELSE YOU WOULD LIKE US TO KNOW?





"As a citizen, not a developer, I'd like my voice heard, given equal weight. This is the complaint I hear most often, and share in."

"Make it easy - the current process is cumbersome and hard for people to get notified in time to attend meetings."

"I really appreciate the land use system and I wish there was more education around it to the general public so people could understand the benefits of land use planning. So many people get frustrated when things start to go up, even though they had been notified... at least [send] notifications in language that people without a planning degree can understand..."