

Minutes
Neighborhood Leadership Alliance
Land Use Working Group
October 7, 2020, 3-5 p.m.



CITY OF BEND

3:00 p.m. Neighborhood Leadership Alliance (NLA) Land Use Working Group Meeting

Call to order 3:00 p.m.

- 1. Roll Call:** Cassie Giddings, Dave Johnson, Lisa Mushel

Guests: Hans Jorgensen, Deby DeWeese, Mike Walker, Karna Gustafson, Joey Shearer, Steve Hultberg, Jerry Jones, Chris Davis, Jeff Conrad

Staff: Makayla Oliver, Colin Stephens, Pauline Hardie, Russell Grayson, Colleen Miller, Tanner Scrivens

- 2. Approve Minutes**

Member Ms. Mushel asked for a slight grammar edit in the September minutes. Member --- made a motion to approve the amended September minutes. Member --- seconded the motion.

- 3. Public Comments**

There were no public comments for the working group.

- 4. NLA Code Change Recommendations**

Staff Russell Grayson introduced the staff process of working with the NLA on their proposed code changes. Member Ms. Mushel then gave a presentation on Neighborhood Leadership Alliance Development Code Change Recommendations:

- Information Gathering
- BDC 4.1.420 mailed notice of type ii applications
- BDC 4.1.423 mailed notice of type iii applications
- BDC 4.1.425 Posted notice of a type ii or type iii application
- BDC 4.1.215 public meetings
- Code Change Recommendation Overview

Staff Pauline Hardie shared that five comments had been submitted for the record.

Guest Joey Shearer shared that he wants to know the problem that the proposed code changes are trying to solve. Mr. Shearer is concerned that these changes

will result in extra cost and delays for developers. Doesn't want the public to get the impression that they can change development standards at Neighborhood Public Meetings. Mr. Shearer also mentioned the success of virtual meetings gaining neighborhood participation and urged the NLA to take that into consideration.

Guest Karna Gustafson caught off guard with the proposed code changes and process, which did not involve development community. Concerned about the public being uneducated about hearings process. Ms. Gustafson would rather support an education campaign to first increase the knowledge level of the public on what the public can and cannot comment on and see the NLA take on public service announcements, public notice campaigns rather than extend notice. Also encouraged NLA to consider email for notices. Encouraged NLA to speak to other developers about the potential impact of these code changes.

Guest Steve Hultberg echoes many of the points made by the others. Thanked the NLA for providing the rationale. Believes the NLA should be undertaking some of the work to inform the neighborhoods, technology should work to inform also. Wants the NLA to look at the entire process from submitting an application to breaking ground. Concerns with time extensions and sign requirements. Supports need for public education and has a concern that these changes will cause more frustration than not among the community members.

Guest Deby DeWeese shared that she agrees with education. Encouraged the development community to get involved in the education. Thinks the cost-benefit is the reduction of lawsuits. The more people that get involved earlier and have longer to understand and talk about it, the more lawsuits that will be avoided. Agrees that email is helping. Welcomed development community to work with the NLA.

Guest Jerry Jones reiterated comments made by Joey, Karna and Steve. Hasn't seen an issue and was surprised by these proposals but wants to be involved and pledges to be involved with education and future conversations. Encourages a pause to see how education works prior to making the code changes.

Guest Chris Davis wants to encourage everyone to see if we can work within the timelines that are currently in effect. Worried about delays and increased cost. Wants to help educate, get involved with the process.

Member David Johnson shared previous issues with holiday being in the middle of the public comment period. Code changes aren't knee-jerk reactions, they are well thought out. Would like to work with developers and explain all the steps that have been taken to date.

Staff Ian Leitheiser mentioned that COBA was invited to participate in initial NLA meetings but not sure if they were invited to be involved with the working group. Mentioned that the process has always included bringing in the development community, now is the opportunity to hear some other perspectives.

5. Interactive Map Workshop

Staff Colleen Miller and Tanner Davis shared presentation on community survey results, walk through BOOM.

- Land Use Community Survey Results
- Current Tools
- BOOM Map Navigation
- Bend Land Information System
- McKinney, Texas Maps
- Feedback and Ideas

Staff Makayla Oliver explained the process of user testing and next steps for the map.

6. Land Use Education Plan

- Developer Packet

Ms. Oliver explained that they still needed the feedback from Staff Colin Stephens and Ian Leitheiser. Mr. Stephens and Mr. Leitheiser said they would get the feedback to us by the end of month.

- Video Content Final

Ms. Oliver shared the feedback she received from Communications and Guest Mike Walker on the video transcripts. Mr. Walker shared his input on the transcript. Ms. Oliver confirmed with the group that the first script was ready to go to creation but the second needs some work. Ms. Oliver stated she would revisit the second script.

7. Upcoming Planning Commission Work Sessions

- Oct. 26 NLA Code Change Recommendations

Staff Ms. Oliver asked the working group to consider the changes that were requested by the developers today and note if there were any potential compromises. Ms. Oliver, Mr. Leitheiser and Mr. Stephens confirmed that the NLA had the decision to continue forward with the recommendations or to delay the process to have further conversation with the development community.

- Nov. 9: Juniper Ridge Amendments

Ms. Oliver announced the need for two representatives to sit in for each of the work sessions.

Guest Hans Jorgensen shared concern with delaying code change process.

Mr. Walker shared that the NLA can respond simply to show how each of their concerns can be answered. Offered to help write a response letter to the developer comments. Doesn't believe that they had substantial complaints due to the lack of data that was provided.

Ms. DeWeese thinks the NLA should move forward, saw support from the Council in prior work sessions. Needs more than general statements from the developers to truly engage.

Adjourn at 5:06 p.m.

Respectfully submitted,

Makayla Oliver
Community Relations Manager

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