

Meeting Minutes

City Council Community Building Subcommittee
Monday, August 26, 2019, 3:00 p.m.
City Council Chambers, Bend City Hall
710 NW Wall Street, Bend, OR 97703



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3:00 p.m. City Council Community Building Subcommittee Meeting

1. **Convene Subcommittee Meeting:** Mayor Russell, Councilor Livingston, Councilor Goodman-Campbell

Also present: Eric King, Mary Winters, Jon Skidmore, Robyn Christie, Carolyn Eagan, Ryan Oster, Russ Grayson, Colin Stephens

2. **Overview; purpose of subcommittee (discussion-oriented, more informal than presentation, providing policy direction); today's topic and timeline**
Eric King, City Manager, gave a meeting overview and shared the purpose of the City Council Community Building Subcommittee.

3. **Proposed Temporary Changes to Transportation Impact Analysis Requirements (Chapter 4.7) (Carolyn Eagan and Ryan Oster)**
Recommendation #1 – Add all intersections on the Capital Improvement Program (CIP) to the intersection operations analysis exempted list maintained by the City Manager.

Recommendation #2 – Allow for more development before requiring intersection operations analysis.

Councilor Livingston and Councilor Goodman-Campbell supported the recommendations. Councilor Goodman-Campbell suggested looking at the type of development and other ways to mitigate congestion.

Mayor Russell asked to look at childcare.

Will go to the Planning Commission before returning to Council.

4. **Comprehensive Plan Designation & Zone Change Proposals Conversation (Russ Grayson and Colin Stephens)**
Councilor Goodman-Campbell would generally lean toward housing as a key driver.

Mayor Russell talked about trip generation and an integrated community.

Mr. King summarized that he is hearing that Council is open to achieving balance with the goal of increasing housing and complete communities.

Mayor Russell asked to also leverage schools and parks.

5. RFI/RFQ for land development (Carolyn Eagan)

Council has expressed an interest in hearing directly from the development community and individuals who are planning to build housing about cost, code and infrastructure barriers they currently encounter.

One way to learn about such barriers is to create and then issue a Request for Information (RFI). The purpose of the RFI is to identify the City actions that could unlock land for housing unit construction. Initially, the responses received would be reviewed and evaluated and then placed into broad categories such as Code modifications, Standard and Specifications updates, Infrastructure (CIP) reprioritization and Developer funding gap.

Councilor Livingston thought the RFI seemed unnecessary.

Mary Winters, City Attorney, explained that it would give a lot of flexibility to get information from developers.

Councilor Livingston would like to expand the scope that the Affordable Housing Committee is undertaking. He also suggested a review panel of developers to look at applications similar to Septic to Sewer.

Carolyn Eagan, Economic Development Director, suggested establishing public benefit criteria (housing units, transportation, and Core development).

Mr. King suggested narrowing the focus to developments that are ready to come in and hear from them on what their funding gaps are with a focus on offsite infrastructure. Looking specifically for workforce housing products (150% AMI). Carolyn added another tool could be direct email from BEDAB to businesses around code work.

Ms. Eagan summarized that they will develop public benefit criteria, draft RFI questions, and work with Ben and CDD about how to gather information on code barriers. Focused on infill. Ideas on how to evaluate (scoring model).

6. Short Term Rentals & Multi-plex Conversation (Russ Grayson and Colin Stephens)

Staff would like direction on whether an amendment is necessary to address allowing multiple Short Term Rentals (STRs) located on the same lot.

Councilor Goodman Campbell asked about incentivizing the use of housing stock as long term rentals instead of STRs.

Upcoming Code update, include in the fourplex discussion.

Policy incentive for long term rental, restrictions on plexes as part of code update discussion.

Councilor Livingston said the data didn't show a problem and he thought it was a waste of time and not a council goal.

Take to full Council in the work session on other code updates.

Adjourn at 4:58 p.m.

Respectfully submitted,

Kayla Duddy
Deputy City Recorder