



CITY OF BEND

Notes

BEDAB Advocacy Subcommittee

Monday, March 29, 2021

Remote-Via Zoom

12:05 p.m. BEDAB Advocacy Subcommittee Meeting

1. **Roll Call:** Chair-Kevin Cole, Don Myll, Katy Brooks, Travis Davis, Karna Gustafson, Karen Koppel, Wes Price, Brenda Speirs
2. **Review February Advocacy Meeting Notes**
Accepted.
3. **Continue Fees Discussion with Development Reps. | Group**
How Bend compares competitively. What are barriers?

Peter McCaffrey - William Smith Properties
Jordy Skovborg - CS Construction Developer
Deb Flagan - Hayden Homes
Kelly Ritz- Stonebridge Homes, Venture Properties Development

- General thoughts on City development costs in Bend?
- What makes sense? Where are you running into issues?
- How do Bend's development costs compare to other cities or states that you've developed in?
- Are there fee structures you've seen in other cities that you'd like to see implemented in Bend?
- Are there fee structures in other cities that you don't want to see implemented here?
- Where should the BEDAB focus their efforts as they look at fees locally? (SDCs? Something else?)
- What are three things the City could do to make it easier or faster to develop in Bend?

Peter - sent memo to group in advance. Timeline more important than actual fees. They see it in more time on engineering and re-engineering. Recent history has been only one project in Bend.

Jordy – interpretation of code and how it is applied. Feels more adversarial.

Brenda asked what you see as a solution. Where is disconnect happening? How can it be bridged? Jordy responded that it seems like an attitude. Lack of collaboration between departments and between developer and city.

Is it interpretation or how code is published?

Peter - some is that do more work in other areas so know what to expect. Can do in phases in other areas.

Kelly - work is mostly here and in Portland. Some are easier than others. Depends. Here in Bend, getting more complicated to build in. More rules and standards. More people looking at process. Issue is time it takes. Need changes that are clear and set out ahead of time, and staff needs to be decisive. Kinks in new system are also a problem. Also issue with utility service providers. If regulations continue to tighten up, they need to be clearly stated.

Deb – Build in 30 different cities in Washington, Oregon and Idaho. Process is getting more difficult in Bend. Much more complicated. They do look at this when they decide where to build. Preapp meeting and bringing everyone together before start is good. So many people involved. Clear direction and understanding of what needs to be done. Everyone on call at same time. However, can CDD keep up? Examples of problems: turn lane and also with rock walls. They felt they had built to standard. Had to rip out and redo. Having to go back takes time and money.

Karna – growing pains between Bend in past and now. New engineers not used to building in Bend. Now code references don't tell how to fix. Used to receive info on how to fix. Engineering is beyond backed up. Rip out and redo is time consuming and costly. Knowing beforehand is huge. Need more collaboration.

Russ Grayson – is a challenge. Bend is one of fastest growing areas. Bend's code is not easy to understand. Did talk to Kennewick. They don't have number of builders we have. Plus Bend has more activity and staff is hammered. Hard to maintain consistency. Feels like everyone is trying to find a work around. Some projects don't have good basic project management. HB 2306 one of few cities that have implemented. Need to protect City. Trying to find ways to be more effective and efficient. Moved away from Greenfield development to smaller project and redevelopment. Infrastructure challenges everywhere in town. Fees 6-10% of cost of project. 6-7% for SDCs. Because of taxing structure, CDD is almost 100% fee based. Other cities do differently.

Three things we could do better as a City.

Peter - speed up timelines. Would pay more if had a guaranteed timeline. More common sense deviations from standards. Sidewalks, ADA ramps. Allowing for bonding so can expedite for construction. Held up all time line to do infrastructure first. Homebuilders had to wait too.

Kelly – realize juggling workloads. Some kind of expedited review or more consciousness that certain builders know the area. Can get stuck behind

someone who has many redlines. Back to bottom of pile when resubmit. Code is problematic. Pre-construction meetings?

Russ doing pre-permitting meetings for large projects like apartments, not for single family. Only groups that get expedited are Affordable Housing projects. Resubmittals are faster than first reviews but there is a big back log. Kelly – not only pay, but certify builders. Folks that know what they are doing should get a preference in terms of timelines.

Jordy – timing. Same as others have mentioned. Unknowns. Common sense deviation. Sidewalks to nowhere.

Wes – why is city code so complicated? Russ – very intentional community. Public is involved. Also there is a Consent Decree by federal government regarding ADA requirements. Nothing goes away. Is another add. Even at state level. Layer upon layer. City is the referee.

Jordy – things don't make sense. Russ – may not make sense today but looking to future, maybe 10-20 years out. Streetscapes changing. If deviate from code, adds a lot more meetings.

Kevin – fees are not as big a barrier? Jordy – fees are the fees. Not the biggest issue for him. Growing cities. More related to timing and knowing the code. Russ – permit fees vs SDCs. Kelly would rather pay higher fees (not SDCs) to get things through (to add staff).

Karna – SDCs in Redmond's are half. County is way lower. Competition. Russ agrees but Bend needs to build infrastructure. Hillsboro does bonding. Liens against house, paid over time. Remember Parks is unique to Bend. Russ – SDCs along with land and construction costs. No easy solution. Willing to engage in conversation.

Travis – question regarding staffing plans. Any outsourcing? Russ said they looked at but difficult and challenging. Local may not have band width. Trying to get more staff in right now. Currently behind with launch of new software and delays in getting it running and issues associated with it. Also harder to hire. Russ – need to get consistency back. Need to be able to tell them how long will take.

What other cities have done.

Deb - Kennewick – added line to code. Staff can make a decision. Can get wording. Springfield – if existing developer who has shown good faith over so many years, don't have to bond as much. Have two staff lines – new developers vs existing. Fees do matter. Includes all costs coming in from state. Issue of curb tight sidewalks brought up. Karna - Can it be brought up to Council. Russ – reasons - snow removal and safety. Karna is there a way to masterplan for snow removal, etc. Russ mentioned that other utilities need to be located too.

Roger – deferring payment of fees. Russ bill going through legislature to defer payment till closing. Already defer multifamily to COO. Closing is bad timing. Providing feedback.

Kelly – record plat early like they do in Washington County. Can presell homes and address earlier. Russ – there are problems. Russ and Kelly will talk offline. They have several paths to get a plat.

Deb – involved with Veterans Village. Requirements same as a permanent structure. Eugene, Clackamas, Portland basically put up insulated storage shelters. Not defined by state. Very arbitrary. Russ – plumbing, heat, electricity. Takes up a lot of time. Plan to have a postmortem on what happened.

Dennis Pahlisch and Jerry Jones willing to meet later this week. Ben will unpack this information and see where want to move forward. Email Ben with additional comments.

Deregulation. BEDAB would like to weigh in. Maybe regularly scheduled meeting with developers.

Wes – what are concrete ideas of how to connect dots between CDD and Developers?

4. Upcoming Topics for Advocacy Discussions | Group

If have ideas, send to Ben or Kevin.

5. Adjourned at 1:33 pm.