

RESOLUTION NO. 3415

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TO GRANT PLANNING APPROVAL EXTENSIONS

Findings

- A. The City of Bend Development Code (BDC) Section 4.1.1310.C.2 allows the City Council to authorize planning approvals to extend beyond two years in cases of city-wide need.
- B. The entire country continues to experience volatility in financing, real estate and development markets due to high interest rates and extended construction timelines due to supply chain issues and limited availability of certain building materials.
- C. The current economic climate has hindered the ability of development approvals for housing to be initiated during their effective period.
- D. The local building community is a key component of economic development and the sustaining of living wage employment and the provision of housing in the City.
- E. The City acknowledges that the development approval process is intended to protect the community at large, as well as to facilitate orderly and appropriate development.
- F. Under this convergence of challenging financial and real estate markets and the need to provide needed housing throughout the state and in Bend, there are strong public policy interests supporting a finding of city-wide need for extending development approvals for housing projects consistent with BDC 4.1.1310.C.2.
- G. It benefits the City's housing needs to adopt policies that help enable the development community to act expeditiously once financial and real estate markets are more favorable and supply chain issues are resolved.
- H. The inability of approved housing developments to be exercised during normal approval periods constitutes a city-wide need for extensions.

Based on these findings, the City of Bend resolves as follows:

- Section 1. That in accordance with Bend Development Code (BDC) Section 4.1.1310.C.2, the City Council authorizes the Community and Economic Development Director to grant a one-year extension for housing


developments beyond the initial two-year development approval duration provided for in BDC Section 4.1.1310.B.1. Housing developments that received a one-year extension in 2024 under Resolution No 3352 may receive an additional one-year extension for a total of a two-year of extension, consistent with BDC 4.1.1310.C.2. Housing projects that did not participate in the 2024 extension availability are also eligible to receive a one-year extension under this Resolution.

Section 2. This Resolution takes effect immediately upon passage and is in effect until July 31, 2025.

Adopted by the Bend City Council on February 5, 2025, and re-adopted on March 5, 2025

Yes: Mayor Melanie Kebler, Mayor Pro Tem Megan Perkins, Councilors Gina Franzosa, Ariel Méndez, Steve Platt,

No: None

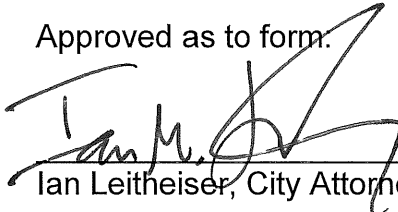


Melanie Kebler, Mayor

Attest:


Morgen Fry, City Recorder

Approved as to form.



Ian Leitheiser, City Attorney