

From: [James Teeter](#)
To: [Melanie Kebler](#); [CouncilAll](#)
Subject: Bend Bikes Recommendations for City Council 2025-2027 Goals
Date: Tuesday, January 28, 2025 6:36:58 AM
Attachments: [2025.01.23; Bend Bikes Council Goals Recommendations.pdf](#)

Some people who received this message don't often get email from jamest@bendbikes.org. [Learn why this is important](#)

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Hello Mayor Kebler and City Councilors,

This is James Teeter--I have recently joined the Bend Bikes Board. Bend Bikes has recently deliberate to provide recommendations for the 2025-2027 council goal setting. Thank you for the feedback we have previously received as well as for attending the recent open houses.

Please see attached for our organization's recommendations. Please do not hesitate to reach out to me or any of our board members with any questions, we would love to further the conversation.

We wish you the best this coming biennium and thank you for your support of active transportation.

Thank you,

James Teeter

Pronouns: he/him/his

BEND BIKES

Advocating for the safety of people who ride bikes

Bend Bikes' Recommendations for City Council Coals

For 2025-2027 and Beyond

Safety

#1. Protect 10 miles of in-street bike lanes each year using quick-build techniques

- 10 miles of Dura-curb (or similar)
- 5 miles of concrete curbs installed over asphalt

Safety

#2. Eliminate (5) “Double Threats” per year

Where two vehicle lanes traveling in one direction endanger lives at pedestrian crossings of unsignalized intersections due to obstructed sight lines.

Examples:

- 3rd & Hawthorne
- The Canal Trail at 3rd St.
- Connors & 27th St.
- Siesmore & Colorado
- Lava & Arizona
- Delaware & Bond
- Louisiana & Wall
- All Two-lane Roundabouts

Safety

#3. Revise City Street Standards & Specifications

- i. All **bike lanes to be protected**
- ii. All signalized intersections to be **protected intersections**
- iii. All local street intersections along arterials and collectors to have **Raised Crossings**
- iv. 10.5 ft maximum drive lane widths to target speed-reduction

Expand & Improve Bend Bikeways

#4. Correct the Bikeway to directly **connect Franklin & Galveston** along Drake Park

#5. Connect the Brookwood Area to the Bikeway

Equitable Funding for Road Safety Projects

#6. Implement the **Gas Tax** per the Bend Transportation System Plan (TSP)

#7. Implement the **Vehicle Registration Tax** per the Bend TSP & provide a sliding scale **based on vehicle weight**

From: general@summitwestbend.org
To: [CouncilAll](#)
Cc: churchrm@gmail.com; [Glen Van Peski](#); [Madelyn Nasser](#); [Natalie Huberman](#); [Will Green](#)
Subject: Summit West Neighborhood District - Resident/business feedback to consider when developing 2025 - 2027 biennium goals
Date: Thursday, January 23, 2025 1:01:54 PM
Attachments: [image002.png](#)
[SWND Survey 1-24-2025 With All Comments.pdf](#)

CAUTION: External Email. Use caution when opening attachments, clicking links, or responding to this email.

Hello City Council –

Thank you for the opportunity to share the feedback from the Summit West Neighbors as you develop your 2025 – 2027 biennium goals. As I mentioned last night, the Summit West Neighborhood District does not take any positions on initiatives. We focus on two-way communication between the city and the residents/businesses in Summit West while fostering a sense of community.

Below is the information I shared with you. The details of our survey are attached. Please note, our survey was sent after the start of the So Cal wildfires. While that brings wildfire preparedness to “top of mind”, it’s been a consistent concern from resident feedback previously.

Please let me know if you have any questions – on behalf of the entire SWND Board, thank you for listening and thank you for all you do!

City of Bend City Council 2025 – 2027 Goal Meeting. Presentation at 1/22/2025

Last week we surveyed our constituents, residents, and businesses, in the Summit West Neighborhood. The goal of the survey was to understand what is most important to them and what is of most concern to them.

We mailed the survey to 613 email addresses and received 155 responses, a 25% response rate. 98% of the respondents live or work in Summit West.

I want to share the feedback from our residents on the highest-ranking concerns along with some write-in comments. A key point to keep in mind is that many residents don’t feel their feedback and concerns make a difference. There is a communication gap in providing updates and information back to the residents and that is where I think the ND’s could help .

Based on our survey - The top 3 concerns are:

1. Wildfire Preparedness
2. Traffic; car traffic, parking, street safety
3. Development – both Residential and Commercial

As I summarize the feedback in these three areas, you will notice they are all interrelated. More development results in more traffic and worry about being able to evacuate if (or when) there is a wildfire.

Wildfire Preparedness

Our residents and businesses in the Summit West Neighborhood are overwhelmingly concerned about wildfire preparation, both in building codes, preparing for wildfires and evacuation routes. They are especially concerned about gridlock with only a few roads available for evacuation.

In the simplest form, people want an evacuation plan, so they know what they need to do and where they need to go. Obviously, this would depend on the emergency, for example where wildfire is.

In our survey we asked the question: Should the city of Bend review and strengthen city ordinances, design guidelines and policies related to wildfire hazard reduction and resiliency? 81.9% answered Yes to this question

As a representative for the residents and business of the Summit West Neighborhood, I am asking the City Council to incorporate emergency preparedness, specifically Wildfire Preparedness, that can be in building codes or creating and publishing an evacuation plan, into your goals for the next 2 years.

Feedback from residents regarding wildfire preparedness

- “help us be prepared for future wildfires”
- “Education re: evacuation routes for wildfires and home hardening.”
- “Address wildfire risks and rein in developers who are building vulnerabilities into high-density communities”

Traffic; car traffic, parking, street safety

Residents and businesses are very concerned about street safety. As Summit West has grown over the last 5 to 10 years, the main throughfares are more heavily used. Speed limits have been reduced, which is great, however residents continue to see cars speeding on Mt. Washington and Shevlin Park Road. I hear their frustration as I provide them with Slow Down Signs and refer them to the non-emergency police number. We will use their feedback to request mobile speed radar units.

Feedback from Residents regarding Car traffic, parking, and street safety

- “If there is ever a fire on the west side of town, none of us are getting out alive due to the very poor infrastructure and overdevelopment”

- “MORE POLICE PRESENCE! Make more traffic stops, give more tickets’
- “Stop all new developments until we figure out how we are going to move all the new vehicles. We are FAST approaching gridlock.”

Development

While some residents would like all developments to be stopped, most residents understand that Bend is growing which requires residential and commercial building.

Overall Residents’ feedback is that the growth is much too fast. There is concern the infrastructure, especially streets, will not be able to support the growth. There was feedback about having more local amenities such as a grocery store so people will be less dependent on their car and reduce car trips to the current stores.

Feedback from residents regarding Development (Commercial and Residential)

- “Make thoughtful growth/development decisions”
- “Ensure that development takes place in a way that preserves the character of the neighborhood”
- “Restrict development until environmental concerns are addressed above & beyond all other concerns (except maybe homelessness).”
- “Increased diversity of home types and ability to purchase homes”

Thank you for listening and for your time.

Cheryl Stark

Chair

Summit West Neighborhood District

(541) 728-3898

www.summitwestbend.org





SUMMIT WEST

NEIGHBORHOOD DISTRICT

2025 Summit West General Survey

This survey is sponsored by the Summit West Neighborhood District Board (SWND) and the purpose is to find out what is important to you about our neighborhood.

All responses are anonymous unless you volunteer your name at the end.

The results will be:

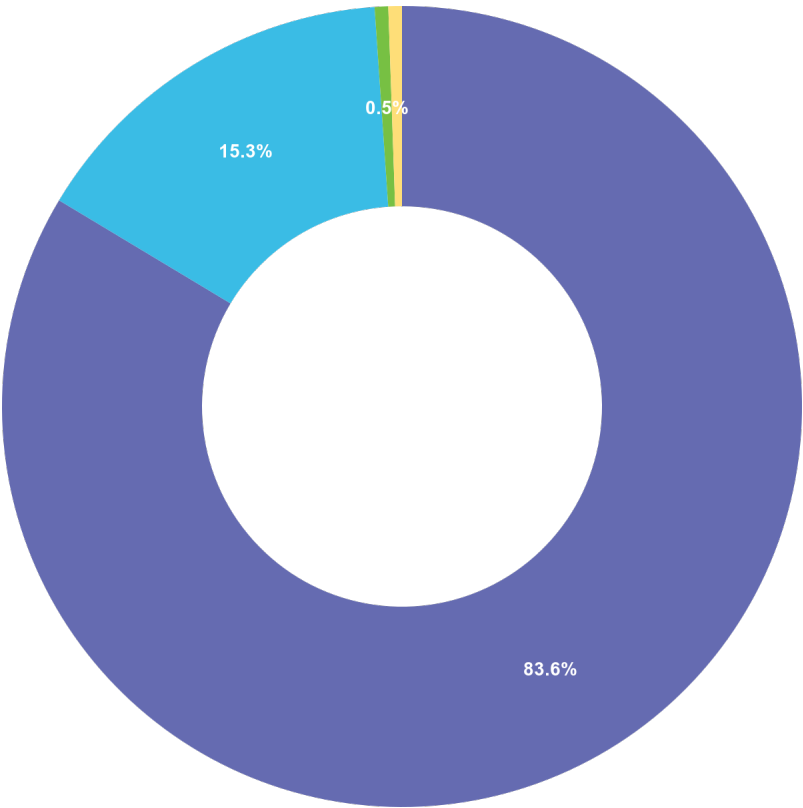
- Shared at the annual neighborhood meeting
- Communicated to the city of Bend as appropriate
- Use to guide actions of the SWND board

Q1 Who we are:

This information is optional, we just want to learn more about who lives in the

neighborhood.

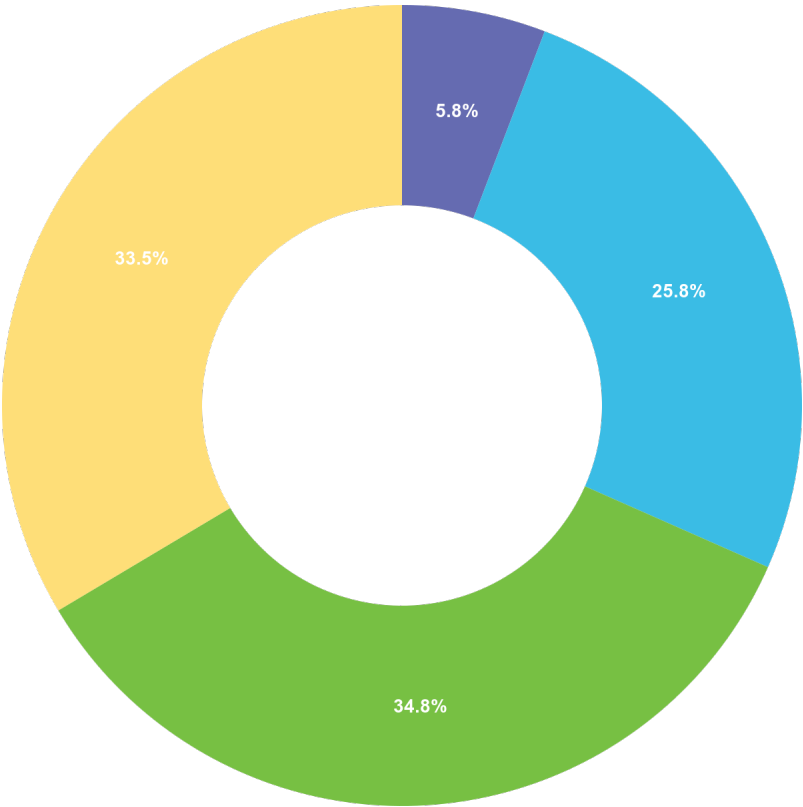
Do you live or work in the Summit West neighborhood? <https://tinyurl.com/2pwzfnjs>



Answered: 156 Unanswered: 0

Choice		Total
	Live	153
	Work	28
	Neither	1
	I don't know	1

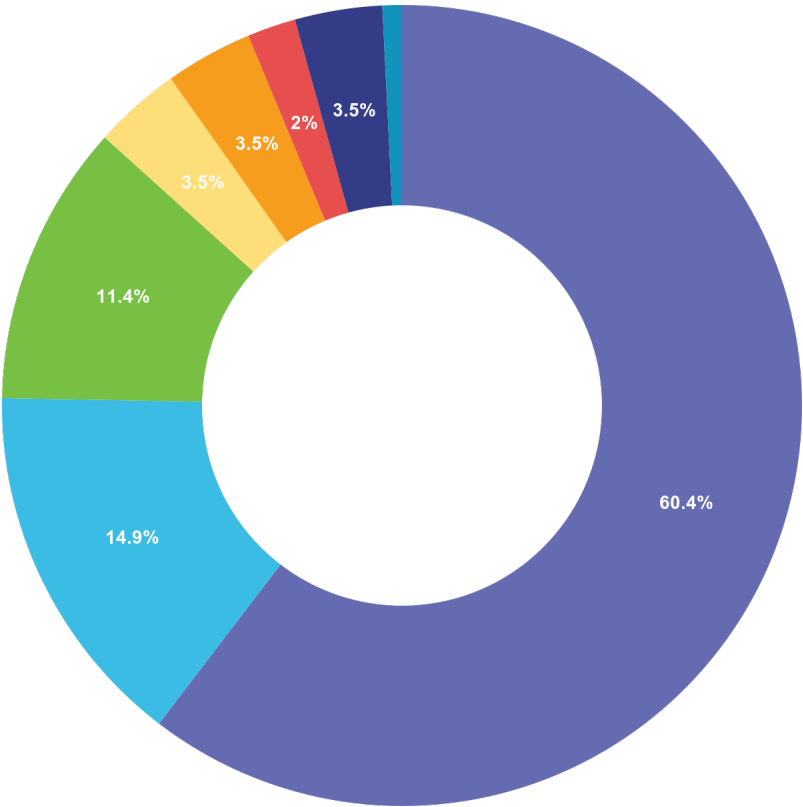
Q2 How long have you lived in the neighborhood?



Answered: 155 Unanswered: 1

Choice		Total
<div></div>	0 - 2 years	9
<div></div>	3 - 5 years	40
<div></div>	6-10 years	54
<div></div>	10+ years	52

Q3 How would you like to get information about the neighborhood?



Answered: 156 Unanswered: 0

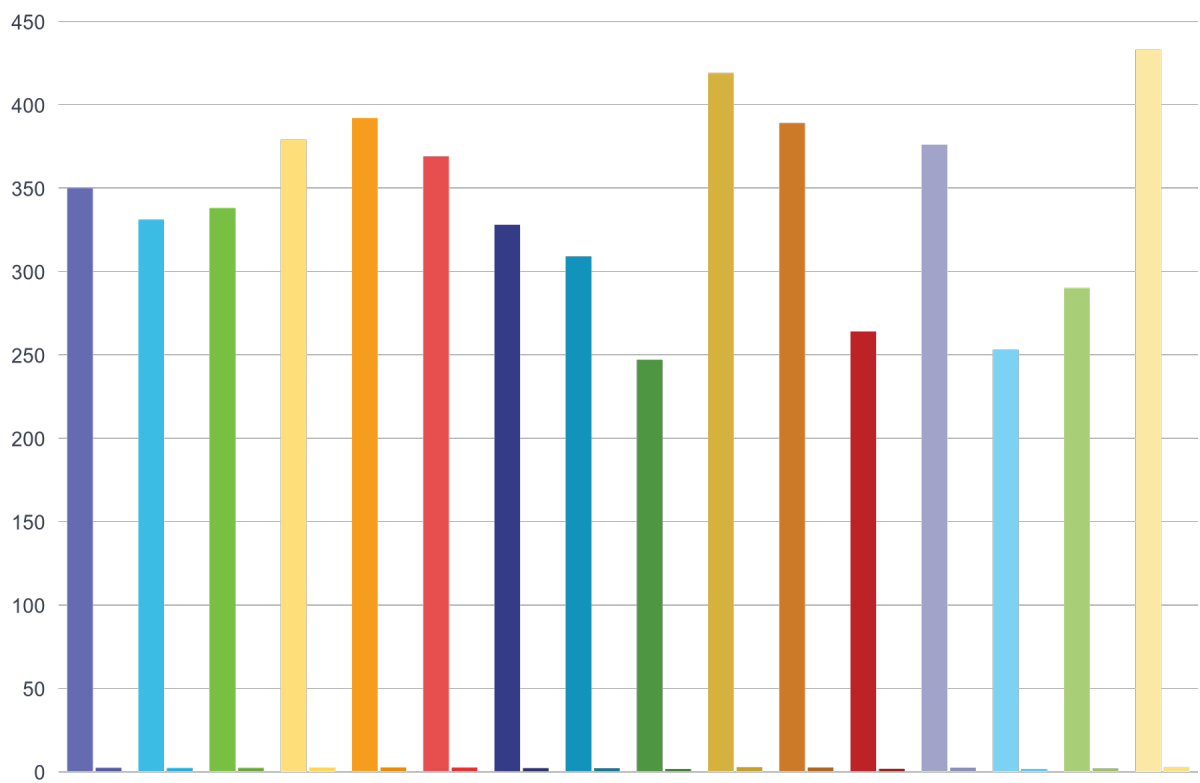
Choice	Total
<div></div> Summit West neighborhood emails (from general@summitwestbend.org)	154
<div></div> Summit West neighborhood website (www.summitwestbend.org)	38
<div></div> Summit West magazine	29
<div></div> Nextdoor.com	9
<div></div> Facebook	9
<div></div> Instagram	5

Choice		Total
●	Word of mouth	9
●	Other	2

Q4 What do you care about?

We want to understand what is important to you so we can guide our 2025 and 2026 priorities.

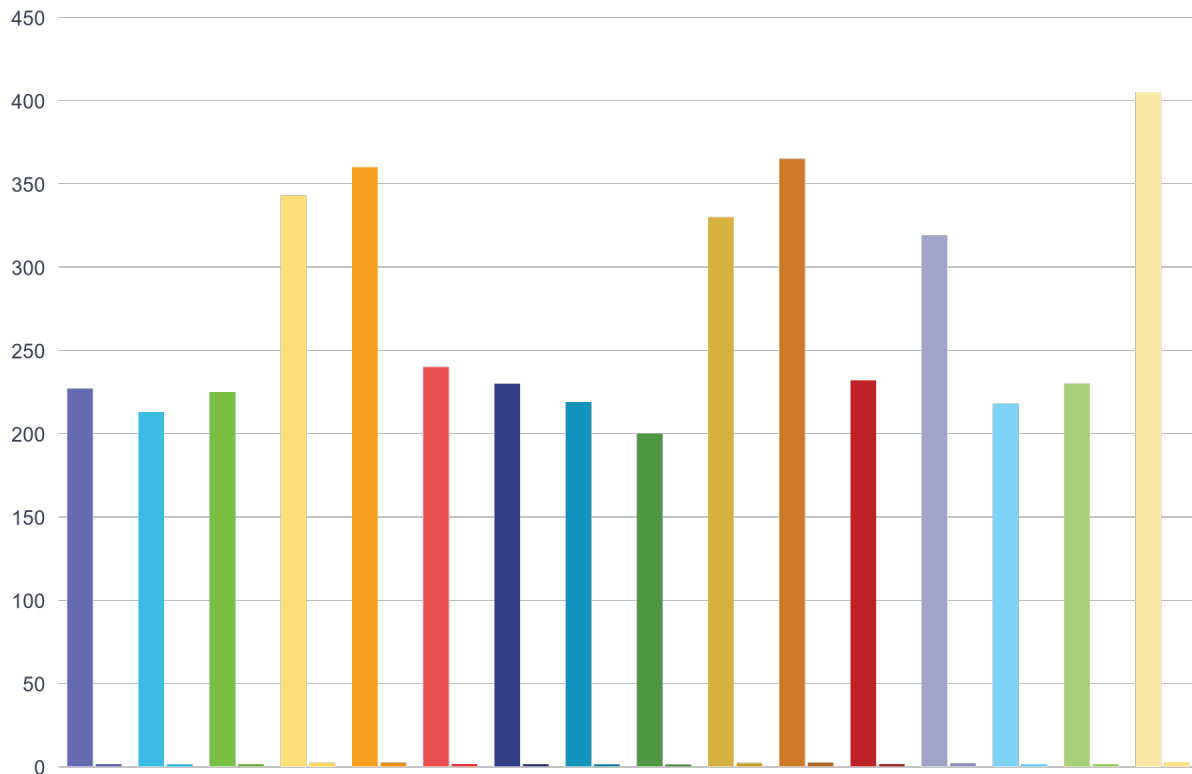
Please rate how interested you are in the following topics:



Answered: 156 Unanswered: 0







Choice	Score	Average
 Neighborhood events	350	2.24
 Community service events	331	2.12
 Arts, music & culture	338	2.17
 Commercial development	379	2.43
 Housing development	392	2.51
 Restaurants	369	2.37
 Retail	328	2.1
 Gathering spaces	309	1.98
 Dog parks	247	1.58
 Parks and trails	419	2.69
 Car traffic - parking, traffic, safety	389	2.49
 Transit - bus routes, bus stops	264	1.69
 Bike traffic - paths, lanes	376	2.41
 Schools	253	1.62
 Library services	290	1.86
 Wildfire preparedness	433	2.78

Q5 Please rate how concerned you are about the following topics:



Answered: 152 Unanswered: 4

Choice	Score	Average
Neighborhood events	227	1.49
Community service events	213	1.4
Arts, music & culture	225	1.48
Commercial development	343	2.26
Housing development	360	2.37
Restaurants	240	1.58
Retail	230	1.51
Gathering spaces	219	1.44
Dog parks	200	1.32
Parks and trails	330	2.17

Choice	Score	Average
 Car traffic - parking, traffic, safety	365	2.4
 Transit - bus routes, bus stops	232	1.53
 Bike traffic - paths, lanes	319	2.1
 Schools	218	1.43
 Library services	230	1.51
 Wildfire preparedness	405	2.66

Q6 For any of those areas that you marked as "very interested" or "very concerned", could we contact you with any opportunities to be involved?
If so, please provide your contact information

Wednesday, January 22, 2025 at 4:13 AM UTC

Name: Don Edwards

Email: Donkimkara@aol.com

Monday, January 20, 2025 at 11:58 PM UTC

Name: Bruce Knowlton

Email: bknowlton@msn.com

Monday, January 20, 2025 at 11:14 PM UTC

Name: Joan L Tyler

Email: joanltyler1@gmail.com

Monday, January 20, 2025 at 8:11 PM UTC

Name: Linda Wallon Haynes

Email: Lindacwallon@gmail.com

Sunday, January 19, 2025 at 6:13 PM UTC

Name: Schuyler Crawford

Email: skycrawford@gmail.com

Friday, January 17, 2025 at 10:00 PM UTC

Name: Griffin Brungraber

Email: gbrungra@gmail.com

Thursday, January 16, 2025 at 6:47 PM UTC

Name: William McDaniel

Email: Billmcdan@gmail.com

Thursday, January 16, 2025 at 3:46 AM UTC

Name: Barbara Edwards

Email: beesedwards@msn.com

Thursday, January 16, 2025 at 3:32 AM UTC

Name: Sheila Monroe

Email: hoodatlast

Thursday, January 16, 2025 at 1:40 AM UTC

Name: Jefferson Tilley

Email: Tilleyjk75@gmail.com

Thursday, January 16, 2025 at 1:29 AM UTC

Name: Jennifer Gunnell

Email: jengunnell@sbcglobal.net

Thursday, January 16, 2025 at 1:06 AM UTC

Name: Robin Klimek

Email: robinklimek@gmail.com

Thursday, January 16, 2025 at 12:57 AM UTC

Name: Aimee McRae

Email: aimeeclimbs@gmail.com

Wednesday, January 15, 2025 at 11:57 PM UTC

Name: Richard Gilbert

Email: richardscottgilbert@gmail.com

Wednesday, January 15, 2025 at 11:04 PM UTC

Name: Adam Richards

Email: summitwest@sydandadam.org

Wednesday, January 15, 2025 at 9:43 PM UTC

Name: Joe Craig

Email: jcraigski@gmail.com

Wednesday, January 15, 2025 at 9:30 PM UTC

Name: Kate Maguire

Email: katemaguirept@

Wednesday, January 15, 2025 at 9:26 PM UTC

Name: Leslie Austin

Email: leslie_austin@yahoo.com

Wednesday, January 15, 2025 at 9:06 PM UTC

Name: Peter Halmos

Email: pshalmos@yahoo.com

Wednesday, January 15, 2025 at 9:03 PM UTC

Name: David Margiott

Email: David.margiott@icloud.com

Wednesday, January 15, 2025 at 9:00 PM UTC

Name: Theresa Gren

Email: theresamgren@gmail.com

Wednesday, January 15, 2025 at 8:58 PM UTC

Name: James Quattlebaum

Email: Doctorq9@gmail.com

Wednesday, January 15, 2025 at 8:49 PM UTC

Name: Stephanie Costello

Email: stephaniecostello@yahoo.com

Wednesday, January 15, 2025 at 8:40 PM UTC

Name: Julie Sloop

Email: julie@onto-technology.com

Answered: 24 **Unanswered:** 132

Q7 What else in our neighborhood is important to you?

Tuesday, January 21, 2025 at 8:24 PM UTC

Speeders! Those "slow down it's our neighborhood" signs do not work. If you truly want to stop speeders then you must start enforcing the speed limit by doling out tickets. Either that or put stop signs at more intersections and/or add speed bumps/mounds (like on Neff)

Tuesday, January 21, 2025 at 1:57 PM UTC

Cars parked on street overnight night. This used to be enforced. Also, when a home is in serious need of repair and maintenance...how does the board handle this?

Tuesday, January 21, 2025 at 2:28 AM UTC

Growth, over development

Monday, January 20, 2025 at 11:58 PM UTC

Improving or enforcing site and building design standards for commercial development within NWX. Most of the commercial development projects seem well designed. However, two of the most recent commercial buildings (located east of NW Crossing Drive and South of NW Shevlin Park Road) are uninspiring. They're basically just boxes (no articulation in building facades) with little attention to tree retention. I understand the design challenges with commercial buildings and parking areas but I spent 30 years in both land planning and development and know they could have done better.

As new areas develop, I'd like to see a couple of the old narrow pumice roadways retained and incorporated into the trail network for the City. The old single lane roadways are unique to our area and speak to the history of the Bend. Years ago there were a number of these where NWX now exists and at least one in what is now Discovery West. There are precious few of them left and at least one was lost in Discovery West in the past couple of years.

Monday, January 20, 2025 at 11:14 PM UTC

Trees! Preserve them.. plant them.

Monday, January 20, 2025 at 9:13 PM UTC

Home owners keeping trees/bushes trimmed according to city code for height etc. so the sidewalks are safe to walk.

Respect and courtesy of dog owners for other people's property.

Affordable housing.

Monday, January 20, 2025 at 8:11 PM UTC

The risk of wildfire is real, and increasing. A focus on mitigation in the neighborhood would be most welcome.

Monday, January 20, 2025 at 6:47 PM UTC

TRAFFIC SPEED IN NEIGHBORHOODS !!!!!!!!!!!!!

Monday, January 20, 2025 at 6:07 PM UTC

Transportation alternatives to cars- bike, walk

Monday, January 20, 2025 at 6:05 PM UTC

Traffic flow patterns and noise level. Large trucks--perhaps there could be a truck route that didn't impact neighborhoods as much.

Clean streets is important and I have noticed that Bend does a very good job with sweeping and cleaning the streets. Kudos.

Sunday, January 19, 2025 at 6:13 PM UTC

Water and utilities

Saturday, January 18, 2025 at 4:40 PM UTC

How fast the cars go on McClain! The intersection of Shevlin Meadow and McClain is scary sometimes.

There's nothing slowing down the construction vehicles coming off Shevlin Rd toward Westgate/

Treefarm, or coming from those areas toward Shevlin Rd. There's a school bus stop at that intersection

so those kids are exposed to cars flying past. Currently there are stop signs on Shevlin Rd but not where they are most needed on McClain. It should be a 4 way stop there.

I'm also concerned about all the street lamps and how bright they are. Westgate and tree farms have the amber lights that are much less bright. Replace the bulbs in the street lamps with something like that and/or turn them off at midnight so we can experience a few hours of darkness. Darkness is as important as light for our circadian rhythm - both humans and wildlife.

I'm concerned about the traffic and impact on Shevlin Rd and our neighborhood in general when the Tall Line neighborhood is done.

Friday, January 17, 2025 at 10:44 PM UTC

The boundaries of SWNA are too large as the city's westward expansion has included significant numbers of homes and residents. NW Crossing has a neighborhood feel but I have little in common with the new Discovery West area or Shevlin Road neighborhoods. The expansive area of SWNA makes it very difficult for the association to convince me that it is more than an ineffective conduit for the city to claim that they are adequately informing citizens of important zoning and development issues. I think it would be easier for SWNA, not more difficult, if the association represented a more cohesive area. That's true for many areas of Bend but I live here.

Friday, January 17, 2025 at 10:00 PM UTC

Crime prevention, neighborhood watch

Friday, January 17, 2025 at 6:16 PM UTC

Seeing that all neighbors care and abide by existing rules/law. For example: placing political signs correctly and removing them on time.

Friday, January 17, 2025 at 5:49 PM UTC

Homelessness, cost of living especially utilities, tree preservation

Friday, January 17, 2025 at 4:40 PM UTC

Car traffic speed/safety/increase

Friday, January 17, 2025 at 3:38 PM UTC

Enforcing the cc&r's in all areas

Thursday, January 16, 2025 at 11:26 PM UTC

Noise; atrocious compared to 24 years ago.

Thursday, January 16, 2025 at 7:54 PM UTC

Over development loss of green space , also all this new development is in the high hazard wildfire area!

Thursday, January 16, 2025 at 3:58 PM UTC

Quality of life. The increase of traffic.

Thursday, January 16, 2025 at 3:20 PM UTC

knowing nearby, closest neighbors...mostly in case of emergencies or accidents, etc.

Thursday, January 16, 2025 at 5:13 AM UTC

Bike and Ped safety - I'm scared for my kids to cross Skyliner on their own to get to school.

Thursday, January 16, 2025 at 4:45 AM UTC

Wildfire preparedness for all areas, including NWX. How does Summit West coordinate w/NWX ARC?

What is the neighborhood doing to coordinate with Bend Police Dept to reduce speeding on Mt Washington?

Thursday, January 16, 2025 at 4:25 AM UTC

Preserving wildlife like trees, deer, birds as our neighborhood grows

Thursday, January 16, 2025 at 3:32 AM UTC

Trees, high density apartments, trails, bike lanes, traffic, fire hazards/evacuation routes

Thursday, January 16, 2025 at 2:32 AM UTC

Insurance rates. School-related traffic. Housing costs. Homelessness.

Thursday, January 16, 2025 at 2:13 AM UTC

Getting to know neighbors.

Thursday, January 16, 2025 at 1:53 AM UTC

Safety, traffic, kids-running-wild/speeding on e-bikes, and w/o helmets, kids whose parents don't monitor them and, thus, allow/encourage them to engage in juvenile behaviors, like damaging people's property, and even as seemingly innocent as ding-dong-ditches...overall annoying behavior.

Thursday, January 16, 2025 at 1:42 AM UTC

Slower speeds on Shevlin Park Road

Thursday, January 16, 2025 at 1:40 AM UTC

Fire safety

Thursday, January 16, 2025 at 1:10 AM UTC

speeding. esp on mt washington drive.

Thursday, January 16, 2025 at 1:06 AM UTC

I am concerned about overall disaster preparedness in our neighborhood. Wildfires are just one of many potential disasters.

Thursday, January 16, 2025 at 12:57 AM UTC

Limited parking to one side of 17th St. during the winter

Thursday, January 16, 2025 at 12:41 AM UTC

Having a large affordable grocery store like Fred Meyer's or even Safeway open up in the Summit West area. A location that is North of Northwest Crossing and west of Aubrey Butte would make it walkable for this area bursting with development.

Thursday, January 16, 2025 at 12:31 AM UTC

Enforcing the dark skies principles

Thursday, January 16, 2025 at 12:09 AM UTC

Save our forests! Following the new residential development bill that requires a certain amount of trees to be preserved or replanted, which will assist in keeping our neighborhoods with native life rather than invasive/ornamental trees being planted everywhere, which are also more flammable.

Wednesday, January 15, 2025 at 11:58 PM UTC

Cross walk, speed of vehicles, bike lanes

Wednesday, January 15, 2025 at 11:57 PM UTC

Improving quality of life as related to implementing a range of mitigation measures to calm/slow traffic along the Northwest Crossing Dr. corridor from Compass Park to Northwest Lemhi Pass Dr.

Wednesday, January 15, 2025 at 11:47 PM UTC

How are we going to move all the cars with the uncontrolled urban sprawl? Will we get a Bend Parks & Rec facility on this side of town?

Wednesday, January 15, 2025 at 11:39 PM UTC

preserving trees, banning gas-powered leaf blowers

Wednesday, January 15, 2025 at 11:27 PM UTC

Trying to prevent more expansion of the UGB, prevent sprawl, prevent more houses and strip malls from development. Trying to prevent more destruction of ponderosa pine forests, which the City approves for building, then we cannot get insurance because we have developed right in the middle of an ecosystem that is ecologically adapted to wildfire.

Wednesday, January 15, 2025 at 11:18 PM UTC

Getting landowners to plant more drought tolerant landscaping and to encourage new development to reduce sodded areas. We need to conserve our potable water.

Wednesday, January 15, 2025 at 11:04 PM UTC

Open space, sensible road safety, dining options, eliminating light pollution

Wednesday, January 15, 2025 at 11:03 PM UTC

possibly shared common spaces (buildings for meeting between neighborhood sections and casual mutual gathering spaces for relaxation and general activities

Wednesday, January 15, 2025 at 11:02 PM UTC

SAFETY and Cleanliness of the neighborhood and ALL of Bend. Vandalism, theft, homelessness encroaching on our 'safe' spaces. It seems to be on an uptick.

Wednesday, January 15, 2025 at 10:55 PM UTC

Community and being in community is important I believe.

Wednesday, January 15, 2025 at 10:32 PM UTC

Speed limit enforcement. Pedestrian safety. Off-leash dogs.

Wednesday, January 15, 2025 at 9:49 PM UTC

Concerned about the infill going on. More people, traffic and noise and the loss of trees and wildfire.

Bend attract people that value nature and wild life. We are rapidly losing that.

I watched old neighborhoods in Portland become crowded, dirty and unsafe in the quest for affordable housing and infilling. I support the goal, but not the implementation I see in many places.

Wednesday, January 15, 2025 at 9:43 PM UTC

water conservation

Wednesday, January 15, 2025 at 9:19 PM UTC

Driving safety. Speeding, tailgating, not stopping or using blinkers especially driving on Mt Washington. Instal cameras to cite cars for violations.

Wednesday, January 15, 2025 at 9:18 PM UTC

I'm most interested in commercial/retail development. I think our corner of Bend could use a more places to hang out, restaurants to enjoy, common spaces and amenities (grocery, gas, etc). I was very disappointed with the Pahlisch development "Treeline" right next to us - the name is ironic bc they mowed down all the trees that used to be here. I hope the city turns down more of these massive cookie cutter house projects. The Talline development seems much better - excited about the new commercial area near the roundabout.

Wednesday, January 15, 2025 at 9:06 PM UTC

Minimizing excess light pollution and advocating for dark skies

Wednesday, January 15, 2025 at 9:03 PM UTC

Safety

Wednesday, January 15, 2025 at 9:00 PM UTC

Concerned about speeding throughout neighborhood (on Mt Washington; esp from 10 pm until 2 a.m; concerned about what neighborhood is doing to prevent fueling wildfires...esp. directing people to clear all trees + brush 5 feet from house.

Wednesday, January 15, 2025 at 8:58 PM UTC

Conservation of trees

Wednesday, January 15, 2025 at 8:57 PM UTC

Maintaining open space

Wednesday, January 15, 2025 at 8:51 PM UTC

pedestrian access and safety, ebike use on sidewalks and roads (specifically kids riding at higher speeds), dog owners being responsible for waste and behavior

Wednesday, January 15, 2025 at 8:49 PM UTC

Traffic speeds and parking

Wednesday, January 15, 2025 at 8:44 PM UTC

Keeping trees & green spaces & other environmental concerns

Wednesday, January 15, 2025 at 8:37 PM UTC

Safe egress out of neighborhood in case of a wildfire

Wednesday, January 15, 2025 at 8:34 PM UTC

road noise and speed calming

Wednesday, January 15, 2025 at 8:34 PM UTC

Egress from this ever-growing neighborhood in the event of a fire.

Wednesday, January 15, 2025 at 8:29 PM UTC

Having a formal, mutual good neighbor agreement between the neighborhoods and BLPS

Answered: 64 **Unanswered:** 92

Q8 What is the single most important action the Bend City Council could take to improve livability in the Summit West neighborhood?

Thursday, January 23, 2025 at 3:04 PM UTC

Pass fire prevention ordinances for the entire city that require specific tree distance, yard clean up, etc. City needs to work with Dept of Forestry on fire prevention instead of its DEI policies and protection of homeless living off the grid.

Tuesday, January 21, 2025 at 8:24 PM UTC

Stop expanding to the west into the forest and high risk fire zone.

Adding a grocery store (like a Safeway) to the Discovery West commercial area along Skyliner would be great. Then high schoolers wouldn't have to race down Skyliner, Century, and Simpson to get their lunch 5 day a week!

Tuesday, January 21, 2025 at 1:57 PM UTC

Snowplow our streets in the winter.

Tuesday, January 21, 2025 at 2:30 AM UTC

a campaign to help us be prepared for future wildfires

Tuesday, January 21, 2025 at 2:28 AM UTC

Make thoughtful growth/development decisions

Monday, January 20, 2025 at 11:14 PM UTC

Make a mini-park out of the property the corner of Shevlin and College Way. Plant trees and garden beds. OR make it a community garden with raised beds.

Monday, January 20, 2025 at 11:07 PM UTC

Education re: evacuation routes for wildfires and home hardening.

Monday, January 20, 2025 at 9:13 PM UTC

Refer previous remarks.

Monday, January 20, 2025 at 8:11 PM UTC

There is a need to focus on speeding in the NWX neighborhood - both on NWX Drive and Mt. Washington. The neighbors on NWX Drive would like to see speed bumps installed and more marked crosswalks.

Monday, January 20, 2025 at 7:10 PM UTC

It's too congested in the NW part of Bend near Summit. Homes and businesses and schools are being added and they all pour into Mount Washington Drive. But no new roads are being built. I only see Mt. Washington getting worse.

Monday, January 20, 2025 at 6:47 PM UTC

SLOW DOWN MASSIVE GROWTH OF APARTMENTS

Monday, January 20, 2025 at 6:33 PM UTC

Encourage or extend services such as library, PO and general grocery to the west side.

Monday, January 20, 2025 at 6:07 PM UTC

Transportation alternatives, NW community center (Bend Parks)

Monday, January 20, 2025 at 6:05 PM UTC

Not sure right now.

Monday, January 20, 2025 at 12:58 PM UTC

Fire prevention and preparedness

Sunday, January 19, 2025 at 6:13 PM UTC

Direct the Bend Police to have more traffic enforcement

Saturday, January 18, 2025 at 6:36 PM UTC

MORE POLICE PRESENCE! Make more traffic stops, give more tickets. Lower speed limit on Skyliners to 25mph between Flagline and Skyline Ranch Road. Every year my neighbors and I place at least one call to the Police to report speeders, WE SEE NO EVIDENCE THAT THEY RESPOND TO OUR CALLS. In the nine years we've lived here we've never seen a car pulled over by Police on Lemhi Pass Drive.

Saturday, January 18, 2025 at 4:40 PM UTC

Get rid of the street lamps or make them

Less bright. What happened to our dark skies city? Light pollution is a health risk for humans and wild animals. Westgate and Tree Farm have amber lights that point down. We should all have that same opportunity as many moved to Bend for the dark skies! And/or they should be on a timer and go off for several hrs per night. Increased light at night is associated with all kinds of health risks including cardiovascular and cancer.

Friday, January 17, 2025 at 10:44 PM UTC

Renovate Skyliners Drive. It needs better pedestrian crossings and more protected bike lanes. The Lemhi Pass intersection causes vehicle wrecks repeatedly. The street looks and feels like a regular two-lane highway which is why cars routinely drive well over 50 mph in many areas. It's a city street all the way to the western schools and should be laned and signaled as such.

Friday, January 17, 2025 at 10:00 PM UTC

stop caring about identity politics

Friday, January 17, 2025 at 6:16 PM UTC

Stop the developing of these monstrous apartment complexes like the one currently going up at COCC.

Friday, January 17, 2025 at 5:49 PM UTC

Ensure that development takes place in a way that preserves the character of the neighborhood

Friday, January 17, 2025 at 4:40 PM UTC

Car speeding Mt Washington and neighborhood collectors. Punch through Skyline Ranch and build roundabout at intersections.

Tree preservation.

Friday, January 17, 2025 at 4:15 PM UTC

Not try and add bike lanes or those dumb white bike lane barriers.

Friday, January 17, 2025 at 3:42 PM UTC

we have finite resources - continued growth is not sustainable

Friday, January 17, 2025 at 3:38 PM UTC

Taxing second third and fourth homes to improve access to housing for people who live here

Friday, January 17, 2025 at 12:38 AM UTC

improve information on how to get out of Bend neighborhoods when encroaching wildfires necessitate evacuation

Thursday, January 16, 2025 at 11:26 PM UTC

Make deliberate noise pollution an offence

Thursday, January 16, 2025 at 7:54 PM UTC

Take the time to rethink development in high hazard areas...look to Los Angeles for what can happen in a wind driven fire...also look back at our last wind driven fire it burned through all these areas and left nothing behind....very sad that we do not learn from the past..

Thursday, January 16, 2025 at 6:47 PM UTC

Focus on wildfire preparation in the their goal setting.

Thursday, January 16, 2025 at 4:53 PM UTC

Traffic has increased substantially as more housing is built along Shevlin Park Road causing times that the Roundabouts are not flowing smoothly. This will only get worse. In other areas, the speed cars drive, the number of pedestrians stepping into roadway without much caution, the cyclists on e-bikes going faster than anticipated makes driving a very demanding task (kinda like a video games where obstacles are continually jumping out from all sides). More housing is not the solution without significant road access. Concern that roads will not accomodate a wildfire evacuation.

Thursday, January 16, 2025 at 3:58 PM UTC

Adopt a strict tree preservation policy.

Thursday, January 16, 2025 at 3:20 PM UTC

set a cap on how much the population can realistically and sustainably grow!

Thursday, January 16, 2025 at 5:13 AM UTC

Improve walk and bikeability.

Thursday, January 16, 2025 at 5:05 AM UTC

Making a stronger tree code so new development stops removing (or in some cases clear cutting) so

many mature trees.

Thursday, January 16, 2025 at 4:45 AM UTC

Wildfire reduction activities; speeding on Mt Washington

Thursday, January 16, 2025 at 4:25 AM UTC

Making the streets safe for pedestrians and bicyclist, especially children.

Thursday, January 16, 2025 at 3:46 AM UTC

Maintain the green spaces we have. Keep the streets clean.

Thursday, January 16, 2025 at 3:32 AM UTC

trails and trees

Thursday, January 16, 2025 at 2:32 AM UTC

Housing

Thursday, January 16, 2025 at 2:13 AM UTC

Fix streets.

Thursday, January 16, 2025 at 2:05 AM UTC

Improve walkability / bike-ability and slow car traffic.

Thursday, January 16, 2025 at 1:57 AM UTC

Stop developers from coming and taking out ALL THE TREES to add houses to the area. Stop all the apartments that are going up RIGHT next to the streets so our area starts to feel like a big city with no space between the street and tall buildings. Make them set- back with trees and vegetation!

Thursday, January 16, 2025 at 1:53 AM UTC

Make it possible for “neighborhood” streets to have a few strategically placed “speed bumps” or “gradual” bumps (like on Olney, between 5th and 7th) to slow traffic, even tho it may not be a “main thoroughfare.” Currently, while there are speeders racing on neighborhood streets, like Celilo Lane (my street), there is some “rule” prohibiting speed breakers of some sort in “neighborhoods.” This needs to be changed. There are many neighbors of mine who would love to have them. It makes no sense to have any type of prohibition against a safety feature like speed breakers.

Thursday, January 16, 2025 at 1:42 AM UTC

Add a supermarket (even a smaller one like Newport)

Thursday, January 16, 2025 at 1:36 AM UTC

Slow traffic and make biking safer

Thursday, January 16, 2025 at 1:29 AM UTC

Slow down the excessive housing developments. Most of the people I speak to on these projects: ie laborers, electric, HVAC etc had relocated to this area for the work. Thus, more housing creates need for more housing. What was once a very liveable place with manageable traffic and multiple trees is long gone, but we could make an impact going forward. If there is ever a fire on the west side of town, non of us are getting out alive due to the very poor infrastructure and overdevelopment

Thursday, January 16, 2025 at 1:10 AM UTC

I feel spoiled already that I am lucky enough to live here. other than wildfire prep, I can't think of anything.

Thursday, January 16, 2025 at 1:06 AM UTC

Stop building. We don't have the infrastructure and streets to support all the growth. The traffic is getting worse every year.

Thursday, January 16, 2025 at 12:57 AM UTC

See above

Thursday, January 16, 2025 at 12:41 AM UTC

Help us fireproof the neighborhood

Thursday, January 16, 2025 at 12:09 AM UTC

Fire Safety

Thursday, January 16, 2025 at 12:08 AM UTC

Stop residential building. Too much traffic too many people only one grocery store. It's needed in NWX. Make homeless vehicle camping illegal on our residential streets.

Thursday, January 16, 2025 at 12:08 AM UTC

Reduce the number of trees that are removed in commercial and housing developments. Demonstrate more concern for clear cutting when making development decisions.

Wednesday, January 15, 2025 at 11:58 PM UTC

Lower the speed limit on Shevlin road again. As more homes are being developed there are more people on the road. Similar to Washington blvd to 25MPH. Also have the gravel trucks re routed so that Shelvin is not being used by them. They spew gravel all over the roads and bike lanes and drive too fast for this residential neighborhood.

Wednesday, January 15, 2025 at 11:57 PM UTC

Work with the District board and interested neighbors to sincerely support the implementation of measures to address speeding traffic along the above-referenced corridor

Wednesday, January 15, 2025 at 11:47 PM UTC

Stop all new developments until we figure out how we are going to move all the new vehicles. We are FAST approaching gridlock.

Wednesday, January 15, 2025 at 11:39 PM UTC

a library branch

Wednesday, January 15, 2025 at 11:27 PM UTC

NO MORE EXPANSION OF THE UGB ON THE WEST SIDE. STOP CUTTING DOWN OUR FORESTS IN ORDER TO BUILD TRACK HOMES, CULT-DE-SACS, AND SUBURBS THAT CONTRIBUTE TO TRAFFIC AND CONGESTION.

Wednesday, January 15, 2025 at 11:18 PM UTC

The City should craft code for new landscaped areas to eliminate most sod areas and require drought tolerant species.

Wednesday, January 15, 2025 at 11:14 PM UTC

Traffic and public safety

Wednesday, January 15, 2025 at 11:04 PM UTC

Finish the roads (Skyline Ranch)

Wednesday, January 15, 2025 at 11:03 PM UTC

Accurate information about neighborhood developments in future

Wednesday, January 15, 2025 at 11:02 PM UTC

Take care of Bend's homelessness problem and make sure our streets and parks (Phil's Trail, etc) are safe and clean again.

Wednesday, January 15, 2025 at 10:55 PM UTC

Make a conscious effort to actually listen to NA's instead of bringing politics and personal agendas into chambers.

Wednesday, January 15, 2025 at 10:49 PM UTC

People drive too fast all over Bend but in the Summit West Neighborhood in particular. The safety of everyone that lives here is at risk. Drivers don't respect that people and animals live here.

Wednesday, January 15, 2025 at 10:32 PM UTC

Limit westward growth for building, and wildfire preparedness.

Wednesday, January 15, 2025 at 10:18 PM UTC

Stop new home construction in the wildlife corridor. It is also very disturbing that the new construction built within the last 18 - 24 months doesn't meet the requirements for the new high hazard zone designation - like they didn't see that coming!

Wednesday, January 15, 2025 at 9:49 PM UTC

Retention of open spaces and trees. Reduce/limit new, dense housing developments.

Wednesday, January 15, 2025 at 9:48 PM UTC

Moratorium on building

Wednesday, January 15, 2025 at 9:43 PM UTC

Help increase environmentally positive building and home improvement to help the climate and reduce wildfire risk.

Wednesday, January 15, 2025 at 9:38 PM UTC

Planning for path networks.

Wednesday, January 15, 2025 at 9:30 PM UTC

traffic concerns: enforcing existing speed limits, lowering speed on Mt Washington and Simpson to 30 and improving access to bike paths from one side of Mt Washington to the other (access point at Troon Ave and Hosmer)

Wednesday, January 15, 2025 at 9:26 PM UTC

Stop over development and preserve trees

Wednesday, January 15, 2025 at 9:19 PM UTC

Reduce the new way they are making bike lanes. Sorry but cars should have priority over wider bike lanes. How many bikes have you seen in a day in the bike lane.. when the car backup goes on all the way around the Butte.

Poor changes in my opinion after driving in Bend for 40 yrs.

But then no one asked me.

Wednesday, January 15, 2025 at 9:18 PM UTC

More trails, paved bike baths, parks, retail.

Wednesday, January 15, 2025 at 9:17 PM UTC

Consider Cost/Benefit when debating projects and seemingly excessive increases in taxes

Wednesday, January 15, 2025 at 9:16 PM UTC

Enforce traffic laws, not stopping at stop signs has been normalized. Council is allowing rule of law to erode

Wednesday, January 15, 2025 at 9:14 PM UTC

Provide every household with a written evacuation plan/map along with signage in the community as Ashland does. Bend City Council is not very effective and doesn't listen well to citizens. They are increasingly overwhelmed as Bend grows.

Wednesday, January 15, 2025 at 9:06 PM UTC

Enforce lighting code

Wednesday, January 15, 2025 at 9:03 PM UTC

Fire safety

Wednesday, January 15, 2025 at 9:00 PM UTC

Work with police to eliminate speeding and drifting (at roundabouts) in late evening + early a.m....this only increases as weather gets better; work with residents to prevent spreading wildfires (it's only a matter of time!) by clearing all brush, trees, and debris within 5 feet of house.

Wednesday, January 15, 2025 at 8:58 PM UTC

Stop building houses

Wednesday, January 15, 2025 at 8:56 PM UTC

Stop building

Wednesday, January 15, 2025 at 8:52 PM UTC

Keep speed limits low on streets like Mt Washington and Skyline Ranch. Maintain some undeveloped land for recreation

Wednesday, January 15, 2025 at 8:51 PM UTC

Continue adding/maintaining crosswalks and keeping speeds as low as possible

Wednesday, January 15, 2025 at 8:49 PM UTC

Post speed limits. Create more public parking

Wednesday, January 15, 2025 at 8:44 PM UTC

Restrict development until environmental concerns are addressed above & beyond all other concerns (except maybe homelessness).

Wednesday, January 15, 2025 at 8:41 PM UTC

encourage one of these large developments to include a grocery store to make folks less dependent on cars

Wednesday, January 15, 2025 at 8:40 PM UTC

Fire preparedness and abatement

Wednesday, January 15, 2025 at 8:37 PM UTC

Traffic & too much development...too many trees cut down

Wednesday, January 15, 2025 at 8:34 PM UTC

Getting a fullsize grocery store on this side of town

Wednesday, January 15, 2025 at 8:34 PM UTC

keep the trees!! Too many are being cut down for development!

Wednesday, January 15, 2025 at 8:34 PM UTC

Increased diversity of home types and ability to purchase homes

Wednesday, January 15, 2025 at 8:34 PM UTC

Address wildfire risks and rein in developers who are building vulnerabilities into high-density communities. Add more community gathering spaces.

Wednesday, January 15, 2025 at 8:34 PM UTC

Stop building until there are safe ways to exit during a fire.

Wednesday, January 15, 2025 at 8:32 PM UTC

Slow traffic on Shevlin. Gotten too loud

Wednesday, January 15, 2025 at 8:29 PM UTC

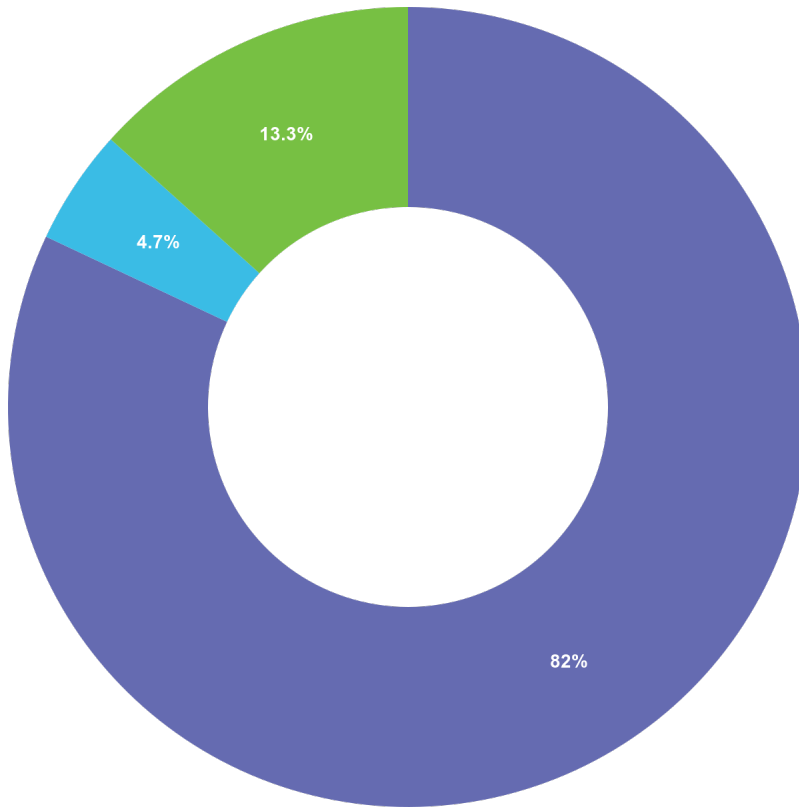
Lower neighborhood-wide surface street speed to 20 mph

Wednesday, January 15, 2025 at 8:07 PM UTC

Wildfire preparedness and cost effective initiatives to reduce wildfire risk or improve the hardiness of home and buildings

Answered: 99 **Unanswered:** 57

Q9 Should the city of Bend review and strengthen city ordinances, design guidelines and policies related to wildfire hazard reduction and resiliency?

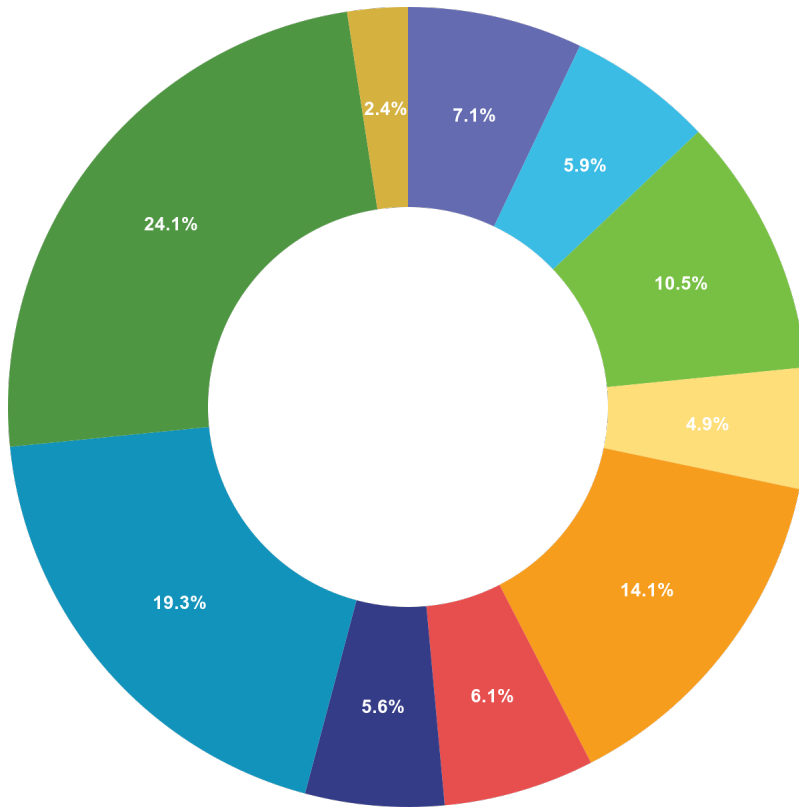


Answered: 150 Unanswered: 6











Choice	Total
 Yes	123
 No	7
 I don't know	20

Q10 Our Summit West neighborhood general meeting is being scheduled for early summer (date and location TBD).

Please let us know which topics you would be interested in: (Pick your top 3)



Answered: 145 Unanswered: 11

Choice	Total
 City resources - who to call for certain issues	29
 Bend emergency services (police, fire, EMT)	24
 Bend utilities and water conservation	43
 Affordable housing / homeless shelters	20
 City planning process & community involvement	58
 Transportation	25
 Meet & greet with Bend City Councilors	23
 Wildfire hazard map & insurance implications	79
 Wildfire preparedness	99
 Other	10

Q11 If you would you like to be added to the Summit West email list please fill out the information below.

Wednesday, January 22, 2025 at 4:13 AM UTC

Last name, first name: Edwards Don

Email: Donkimkara@aol.com

Street address: 3162 NW Strickland Way

Tuesday, January 21, 2025 at 8:24 PM UTC

Last name, first name: Facer, Michael

Email: mikefacer@yahoo.com

Street address: 2115 NW Lemhi Pass Drive

Tuesday, January 21, 2025 at 4:12 PM UTC

Last name, first name: Johnson, Jannelle

Email: jannellejj@comcast.net

Street address: 2625 NW Lemhi Pass

Tuesday, January 21, 2025 at 2:28 AM UTC

Last name, first name: Berling, Gretchen

Email: gretchenberling@gmail.com

Street address: 1436 NW Discovery Park Drive

Monday, January 20, 2025 at 11:14 PM UTC

Last name, first name: I believe I already am on the list.

Monday, January 20, 2025 at 7:10 PM UTC

Last name, first name: Julie McFarlane

Email: Julie@mchosp.com

Street address: 137 NW Outlook Vista Drive, Bend, OR 97703

Monday, January 20, 2025 at 6:05 PM UTC

Last name, first name: Heath, Linda

Email: lindaheath10@gmail.com

Street address: 151 NW Mt Washington Drive Bend OR 97703

Friday, January 17, 2025 at 10:44 PM UTC

Last name, first name: I am already on it.

Friday, January 17, 2025 at 4:40 PM UTC

Last name, first name: Pimont, Vincent

Email: vpimont@outlook.com

Thursday, January 16, 2025 at 11:26 PM UTC

Last name, first name: Cook, Carolyn

Email: cookykooc@yahoo.com

Street address: 2112 NW Black Pines Pl. Bend, Or. 97703

Thursday, January 16, 2025 at 3:18 PM UTC

Last name, first name: Edwards Don

Email: Donkimkara@aol.com

Street address: 3162 NW Strickland Way

Thursday, January 16, 2025 at 4:45 AM UTC

Last name, first name: Schultz, Eric

Email: Trockshell@q.com

Thursday, January 16, 2025 at 3:32 AM UTC

Last name, first name: Sheila Monroe

Email: hoodatlas

Street address: 2935 NW Shevlin Meadow Dr.The

Thursday, January 16, 2025 at 2:53 AM UTC

Last name, first name: Rieckens, Tom

Email: Tlriekens@gmail.com

Street address: 2497 NW Lemhi Pass Drive Unit 1

Thursday, January 16, 2025 at 1:57 AM UTC

Last name, first name: Phippen, Bonnie

Email: info@hippen.com

Street address: 2299 NW Lolo Drive, Bend OR 97703

Thursday, January 16, 2025 at 1:53 AM UTC

Last name, first name: Sanchez, Kathy

Email: kamushroom@gmail.com

Street address: 2950 NW Celilo Lane

Thursday, January 16, 2025 at 1:42 AM UTC

Last name, first name: Egnahs@gmail.com

Thursday, January 16, 2025 at 1:40 AM UTC

Last name, first name: Jeferson Tilley

Email: Tilleyjk75@gmail.com

Street address: 2540 NW brickyard St

Thursday, January 16, 2025 at 1:29 AM UTC

Last name, first name: Gunnell, Jennifer

Email: jengunnell@sbcglobal.net

Street address: 18967 Park Commons Dr.

Thursday, January 16, 2025 at 1:06 AM UTC

Last name, first name: Klimek, Robin

Email: robinklimek@gmail.com

Street address: 2962 NW Celilo Ln, Bend, OR 97703, USA

Wednesday, January 15, 2025 at 11:32 PM UTC

Last name, first name: Dooley, Mary

Email: dooleym@outlook.com

Street address: 1446 NW John Fremont St

Wednesday, January 15, 2025 at 11:14 PM UTC

Last name, first name: Ades dennis

Email: Dennisades@msn.com

Street address: 2407 NW Labiche Lane 97703

Wednesday, January 15, 2025 at 11:13 PM UTC

Last name, first name: Kriegh, LeeAnn

Email: Krieghl@gmail.com

Street address: 2162 NW Lemhi Pass Dr.

Wednesday, January 15, 2025 at 11:04 PM UTC

Last name, first name: Richards, Adam

Email: summitwest@sydandadam.org

Street address: 2365 NW Brickyard St., Bend, OR 97703

Wednesday, January 15, 2025 at 9:49 PM UTC

Last name, first name: Murphy, Bobbi

Email: Bobbibend@gmail.com

Street address: 3295 nw Pee Wee Ct

Wednesday, January 15, 2025 at 9:26 PM UTC

Last name, first name: Austin, Leslie

Email: leslie_austin@yahoo.com

Street address: 2646 NW Sky Vista Ct

Wednesday, January 15, 2025 at 9:17 PM UTC

Last name, first name: Sweet, Peter

Email: tallsweet@gmail.com

Street address: 144 NW Phils Loop

Wednesday, January 15, 2025 at 9:16 PM UTC

Last name, first name: Peter Benson

Email: Pete1792@sbcglobal.net

Street address: Mt Thielsen Dr

Wednesday, January 15, 2025 at 9:06 PM UTC

Last name, first name: Halmos, Peter

Email: pshalmos@yahoo.com

Street address: 2923 NW Celilo Ln. Bend 97703

Wednesday, January 15, 2025 at 9:00 PM UTC

Last name, first name: Gren

Email: Theresa

Street address: 762 NW Mt Washington Drive, Bend, Or 97703

Wednesday, January 15, 2025 at 8:40 PM UTC

Last name, first name: Julie Sloop

Email: julie@onto-technology.com

Street address: 2534 NW Torsway St., Bend OR 97703

Answered: 31 **Unanswered:** 125

Q12 Please let us know if there is anything else you would like us to know.

(Include your email if you would like a response)

Thursday, January 23, 2025 at 3:04 PM UTC

Comments: I understand the fire map is a "hazard" map but it's ridiculous to see dead fuel 2 blocks from our neighborhood when parts of SW have Firewise Community designation.

Tuesday, January 21, 2025 at 1:57 PM UTC

Comments: Is this board for our neighborhood or a filter for the city? Do not allow cars to park on our neighborhood streets overnight.

Tuesday, January 21, 2025 at 2:28 AM UTC

Comments: Thank you for all that you do!

Monday, January 20, 2025 at 6:33 PM UTC

Comments: The magazine gives so little practical info. Why isn't this source being utilized to communicate the meaty land development issues on the emails and website.

Sunday, January 19, 2025 at 6:13 PM UTC

Comments: Thank you!

Email - optional: skycrawford@gmail.com

Saturday, January 18, 2025 at 4:40 PM UTC

Comments: I'd like to know about the street lights and the stop sign on McClain - thank you

Email - optional: Kristaar@me.com

Friday, January 17, 2025 at 10:44 PM UTC

Comments: I have recently been appointed to the Budget Committee for the City of Bend. The committee's major work is in May. I'm not on the committee to represent any area of the city but would be glad to talk to SWNA about budget priorities.

Email - optional: jerryslominski@gmail.com

Thursday, January 16, 2025 at 11:26 PM UTC

Comments: A greater police presence on the W side of town.

Thursday, January 16, 2025 at 7:54 PM UTC

Comments: Have the Fire Department provide their plan for a wind driven fire on the west side including resource usage, evacuation concerns, mutual aid concerns ...etc

Thursday, January 16, 2025 at 3:32 AM UTC

Comments: The city is adding lots more housing but the street system is not expanding. How will the increased traffic be addressed?

Thursday, January 16, 2025 at 1:57 AM UTC

Comments: Please DONT share my contact info with anyone or any business.

Email - optional: info@phippen.com

Thursday, January 16, 2025 at 1:06 AM UTC

Comments: I would be interested in what community emergency services we can utilize to mobilize our neighborhood to prepare for emergencies.

Wednesday, January 15, 2025 at 11:57 PM UTC

Comments: Support efforts to gain the support NWX business owners to have them to work with their commercial vendors to direct truck deliveries along Nw Crossing Dr. (correspondingly, have the drivers use Skyliner/Shevlin/Mt. Washington to access the respective businesses)business

Wednesday, January 15, 2025 at 11:27 PM UTC

Comments: More meet and greets with City Councilors and the Mayor (yes, the Mayor. I went to high school with her, surely she must have time to meet with an old classmate.)

Wednesday, January 15, 2025 at 11:03 PM UTC

Comments: Live in 3Pines and don't know if my neighborhood part of Summit West

Email - optional: Dianney@mac.com

Wednesday, January 15, 2025 at 9:30 PM UTC

Comments: thank you for helping our neighborhood be a great place to live!

Wednesday, January 15, 2025 at 9:00 PM UTC

Comments: speeding on Mt Washington— what can police do? It's nearly a daily occurrence between 10 pm and 2 am; what is being done to encourage home owners to create a 5-foot perimeter around home with no trees, brush, or debris?

Email - optional: Theresamgren@gmail.com

Wednesday, January 15, 2025 at 8:44 PM UTC

Comments: Thanks for keeping us informed.

Wednesday, January 15, 2025 at 8:34 PM UTC

Email - optional: barbmyers1@gmail.com

Answered: 19 **Unanswered:** 137

From: [Matt Muchna](#)
To: [CouncilAll](#)
Cc: [Sarah Holcombe](#); [Theodore Schoenborn](#)
Subject: Vision Priority Report & Thanks
Date: Thursday, January 23, 2025 12:02:46 PM
Attachments: [Vision Priority Report One Page Handout.pdf](#)

Some people who received this message don't often get email from matt@envisionbend.org. [Learn why this is important](#)

CAUTION: External Email. Use caution when opening attachments, clicking links, or responding to this email.

Dear Bend City Council Members:

Thank you for the opportunity to share our Vision Priority Report with you last night. You can find this report and more at envisionbend.org/reports.

Attached, you will find a one-page Summary with the five additional strategy recommendations we shared last night listed at the bottom.

We are all in this together and Envision Bend is here to help you actualize your goals. Similarly, to be successful, we need your help folding the community's vision into your goal-setting. One idea for your consideration is to place an emblem on the various City Council goals that align with the Vision Action Plan to show that it is supported or approved by the community. I believe this approach was utilized and part of the success of the Bend 2030 plan in 2005/06.

I look forward to talking more with many of you this evening at our Leadership Kickoff event at Deschutes Brewery Pub House downtown.

Thank you for your service and support,
Matt on behalf of Envision Bend

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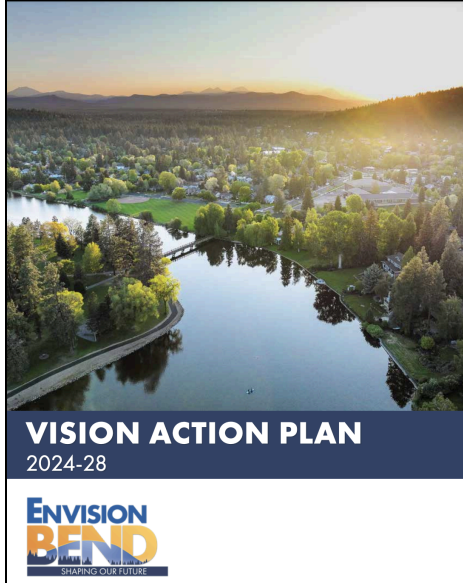
Matt Muchna (he/him)
Executive Director
541-604-8429



View the [Vision Action Plan](#) on our website!

Vision Priority Survey Report

Envision Bend - Jan 22, 2025



Summary

What is the Vision Strategy Priority Report?

After one year of the Vision Action Plan 2024-2028 implementation, Envision Bend asked leadership partners to prioritize the 28 strategies in the Vision Action Plan. The plan was created in 2022-2023 through surveys, interviews, focus groups, action teams, polls, and events with over 3500+ regional participants.

Why?

The purpose of the Vision Strategy Priority Report is to drive informed focus to the Vision Action Plan in the coming 1-2 years.

Results

The results of the Priority Survey exercise were organized by focus area and top 5 strategies overall. The prompt was to rank these strategies by impact and greatest need regionally for the coming 1-3+ years.

Based on survey results, the top 5 priorities for community leaders are:

1. Innovative Workforce Housing (Game Changer)
2. Expanded Access to Child Care
3. Mental Health & Well-Being for Students
4. Improved, Expanded, Well-Funded Public Transit
5. Housing Innovation & Affordability Coalition

Recommendations for City Council Goals FY25-27

1. Neighborhood Vitality and Resiliency
2. Community Belonging
3. Community Education on Homelessness
4. Increased Core Area Engagement and Investment
5. Drake to Juniper Pedestrian Corridor

From: [Hal DeShow](#)
To: [CouncilAll](#)
Subject: Raised Intersections (meant to send this in for last night's council meeting)
Date: Thursday, January 23, 2025 9:55:32 AM

Some people who received this message don't often get email from haroldwershow@gmail.com. [Learn why this is important](#)

CAUTION: External Email. Use caution when opening attachments, clicking links, or responding to this email.

Good evening Councilors. My name is Hal DeShow, I live in the Orchard District, I'm a bike commuter, a teacher and a parent. I would like to be here in person, but I teach a night class at COCC so I must submit written testimony instead. I am writing to you because I want to live in a town where kids can safely move around without getting hit by fast-moving vehicles.

Every year, we see more and more pedestrian and bike friendly improvements on our streets. Thank you for prioritizing these improvements. It is already making a real difference. I can bike across town with my child on board and feel much safer than I used to. However, while the bike infrastructure is improving, I am not seeing as much effort towards slowing down dangerous vehicles and protecting kids who are trying to navigate our town. The tragic example of Trenton Burger reminds us that even teenagers using our sidewalks are at risk, to say nothing of smaller children.

Fortunately, there are many solutions to this problem. One solution that I would like to advocate for are Raised Local Intersections. Basically, whenever a local street joins an arterial, instead of having a flat road surface at the intersection, we can raise the road surface (think wide speed bump) so that fast-moving cars on the arterial are encouraged to slow down as they enter the local street. These moments of slowing to negotiate the raised local intersection may be enough to save future lives.

As my daughter grows, I want her to have the freedom to safely move around our town, giving her the independence that many of us had as children, but today's children often lack. A town where children can safely move around on their own is a town that will be better for all of us. There will be less traffic accidents, less air pollution, less stressed-out parents driving their kids everywhere because they are afraid to let them move themselves. Raising local intersections is one way to move us towards this dream.

*Thank You,
Hal DeShow*



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January 6, 2025

Bend City Council
710 NW Wall St.
Bend, OR 97703

Dear Mayor Kebler and Members of the Bend City Council,

As the Council embarks on its next goal-setting process, I want to express my gratitude for your continued leadership and dedication to fostering a thriving, inclusive Bend. The strides made toward achieving the 2023-2025 goals, particularly in housing affordability, sustainable development, and community equity, are commendable and lay a strong foundation for addressing the pressing challenges facing our city.

Among these goals, the initiatives to "explore revenue and code/policy options to increase affordable and middle-income housing" and "actively pursue partnerships to create land availability, funding, and additional capacity for emergency shelters, transitional and affordable housing, and supportive services" are particularly critical. While progress has been made, with both goals at 25% completion, there is still significant work to be done. These initiatives should remain a central focus in the upcoming goal-setting period to ensure the city continues to tackle housing affordability and availability head-on. Prioritizing these efforts will help meet the needs of our community, strengthen partnerships, attract necessary funding, and pave the way for sustainable, impactful solutions that address housing challenges at all levels of the continuum.

Building on this point, I urge the Council to focus on advancing priorities in affordable housing, sustainable development, and climate resilience as part of its future work plan, including:

Focus on Homeownership:

- When new or surplus land, such as Caldera Ranch, is allocated for housing, ensure that at least 30% of the affordable units are designated for homeownership. Homeownership is a critical pathway to building generational wealth, fostering stability, and creating stronger, more resilient communities. Prioritizing homeownership opportunities on such lands will help address the growing demand for attainable housing and support long-term equity for Bend's residents.

Surplus City Owned Property:

- The goal to surplus city-owned properties to meet housing needs, now at 90% completion, has proven to be a vital strategy for addressing Bend's housing challenges. As an organization benefiting directly from this initiative, we can attest to its impact in enabling the development of affordable housing in a market burdened by high land costs. We strongly encourage the Council to continue prioritizing this approach in future goal-setting cycles, as it remains a critical tool for expanding access to affordable housing and addressing the ongoing land availability challenges in our community.

We build strength, stability, and self-reliance through affordable homeownership

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**Middle Income Housing Incentives:**

- Evaluate the success of the middle-income grant pilot program and explore opportunities to sustain and expand its funding. Continuing to support this program is essential to addressing the housing affordability gap for middle-income families and creating pathways to homeownership. By building on the pilot's outcomes, the program can be refined and scaled to make an even greater impact on Bend's housing challenges.
- Adopt an ordinance establishing the Moderate-Income Revolving Loan Fund (SB 1537). This property tax exemption grant program would be a transformative step in addressing the middle-income housing crisis, providing developers with a critically needed infrastructure funding tool.
- Consider expanding the eligibility criteria for the Affordable Housing Fund to include households earning up to 120% of the Area Median Income (AMI), enabling better alignment with state programs and other funding resources.
- Introduce SDC exemptions for deed-restricted housing designated for middle-income families (up to 120% AMI) to promote affordability and long-term housing stability.

Sustainable Development Incentives:

- To align Bend's housing development with its climate goals, we encourage the Council to introduce developer incentives for sustainable building practices. Offering benefits such as reduced permitting fees, expedited approval processes, or tax credits for projects that incorporate energy-efficient designs, solar panel installations, or other green infrastructure would encourage developers to prioritize sustainability. These measures would not only support the City's climate action targets but also reduce long-term energy costs for residents and contribute to creating healthier, more resilient communities.

These initiatives reflect our shared commitment to ensuring Bend is a place where everyone can thrive—economically, socially, and environmentally. Bend-Redmond Habitat for Humanity stands ready to collaborate with the City Council and community stakeholders to implement these solutions effectively.

Thank you for your consideration and for your ongoing efforts to address the critical needs of our community. I look forward to the opportunity to support and amplify these initiatives in the coming years.

Sincerely,

A handwritten signature in black ink, appearing to read "Carly Colgan".

Carly Colgan
Chief Executive Officer
Bend-Redmond Habitat for Humanity

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From: [Carly Colgan](#)
To: [Melanie Kebler](#); [CouncilAll](#)
Cc: [Eric King](#)
Subject: Input for Bend City Council Goal-Setting Process
Date: Monday, January 6, 2025 10:32:08 AM
Attachments: [Council Goals Letter BRHFH.pdf](#)

Some people who received this message don't often get email from ccolgan@brhabitat.org. [Learn why this is important](#)

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Dear Mayor Kebler and Members of the Bend City Council,

I hope this message finds you well. As you continue the important work of setting goals, I am writing to share Bend-Redmond Habitat for Humanity's priorities and recommendations for addressing housing affordability, sustainable development, and climate resilience in our community.

Attached, you'll find a letter outlining our thoughts on advancing critical initiatives, including surplus land allocation, middle-income housing incentives, and sustainable development practices. These proposals align with your current goals and build on the progress made during the 2023-2025 work plan.

We are deeply grateful for your leadership and your commitment to creating an inclusive, thriving Bend. Bend-Redmond Habitat for Humanity stands ready to collaborate with the Council and other stakeholders to bring these solutions to life.

Thank you for your time and consideration. Please don't hesitate to reach out if you would like to discuss these ideas further.

Thanks,
Carly

Carly Colgan
she/her
Chief Executive Officer,
Bend-Redmond Habitat for Humanity

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☐ ccolgan@brhabitat.org ☐ 224 NE Thurston Ave. Bend, OR 97701



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App Banner Image



From: [Corie Harlan](#)
To: [CouncilAll](#)
Cc: [Eric King](#); [Russell Grayson](#); [Cate Schneider](#); [Ryan Oster](#); [Brian Rankin](#); [Racheal Baker](#); [Lori Faha](#); [Mike Buettner](#); [Cassie Lacy](#); [erik](#); [Ben Gordon](#); [Rory Isbell](#); [Jeremy Austin](#); [Kristin Reidelberger](#)
Subject: 2025-2027 Bend City Council Goal Setting
Date: Friday, January 10, 2025 12:27:10 PM
Attachments: [BendCityCouncil_2025-2027_GoalSetting_COLW_01.10.25.pdf](#)

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Mayor Kebler and Bend City Councilors,

Attached you'll find Central Oregon LandWatch's input for your consideration during the Council's 2025-2027 goal setting process.

Please don't hesitate to reach out with any questions or for further discussion. We look forward to continuing to work together on the path ahead.

Thank you for your service and all my best,
Corie

Corie Harlan (*she/her*)
Cities & Towns Program Director
[Central Oregon LandWatch](#)
2843 NW Lolo Dr. Ste. 200
Bend, OR 97703
503-913-2371 (cell)
541-647-2930 x.801 (office)

January 10, 2025

Bend City Council (via council@bendoregon.gov)

City of Bend | 710 NW Wall St., Bend, OR 97703

RE: 2025-2027 Bend City Council Goal Setting

Dear Mayor Kebler and Bend City Councilors,

For over 35 years, Central Oregon LandWatch has been working to ensure Central Oregon's livable future. We work to ensure our region grows well and with intention by creating well-planned and well-built cities with Complete Communities, preserving farmland, and protecting wild, open spaces.

The City of Bend and our community have some big challenges ahead. One of the biggest: Preserving the livability of Bend and Central Oregon in the face of rapid growth, an affordable housing shortage, and climate change. Fortunately, the path ahead is filled with opportunities, partnerships, and tools to tackle these challenges head-on and ensure all people have the opportunity to thrive here in Central Oregon while protecting the environment around us.

To help achieve this livable future, we urge Bend City Council to prioritize the following in their 2025-2027 goal setting process.

1. **Complete Communities: Continue to center and prioritize policies, tools, and resources that deliver the core elements of Complete Communities throughout Bend:** Abundant, affordable housing options for all; Safe and convenient transportation options; Access to nature in every neighborhood and; A mix of essentials and services closer to where people live. To keep delivering these key elements to our community over the next biennium we urge the Council to prioritize the following work and projects:
 - **Housing: 1) Provide a comprehensive inventory of the City's significant infill focused actions** that aim to deliver more housing options to our community; and **2) Move forward with a funding exploration work group** to continue unlocking infill housing and help the City meet its OHNA targets. We'd like to see this process cast a broad initial net and result in the selection of specific tools that generate more resources for getting land development ready (i.e. infill infrastructure) for affordable and workforce (30-120% AMI) housing and Complete Communities within our city. A clear action plan for advancing and implementing these tools at the city and/or state level will also be an important outcome.
 - **Transportation: 1) Ensure the Drake to Juniper Route** has a clear, set pathway



(plan, funding, timeline) for becoming a safe, connected route that syncs with the Hawthorne Bridge's construction timeline and successfully addresses the crossing at 3rd Street; **2) Prioritize improving our transit system** and establish a clear strategy, plan and related actions with Bend MPO, CET, COIC, and other community partners that includes improving access and wayfinding to transit stops and land use changes to promote high-capacity transit; and **3) Ensure the Bend Bikeways are on track** to be built out by 2026.

- **Nature Nearby:** **1) Ensure the Bend tree code yearly review** is data driven, continues to balance the need for housing and tree preservation, and establishes criteria for investment of mitigation fees that will improve Bend's urban canopy - particularly for low canopy areas; **2) Initiate an Urban Forestry Plan** that includes an urban forest canopy baseline and actions for increasing and maintaining Bend's urban tree canopy over time; and **3) Ensure Stormwater Plan updates** include and support management and expansion of our urban tree canopy.
- **Mixed-Use & Infill:** Move forward these four specific processes to help increase mixed-use, infill, and housing development throughout the city and in the Bend Central District and Core Area.
 - **1) Modernize engineering and street standards:** Initiate a community-centered process that examines and modernizes the City's current engineering and street standards to better meet Council and Community goals. More cost effective infrastructure, improved biking/pedestrian safety, reduced VMT, lower housing/development costs, and increased urban tree canopy are all outcomes furthered by this work.
 - **2) Increase opportunities for neighborhood commercial:** Update residential zoning codes and complete a market feasibility study to increase neighborhood commercial opportunities throughout the city, particularly along Key bike routes.¹
 - **3) Encourage more climate-friendly and affordable housing development:** Implement zoning code changes to targeted commercial and mixed-use zones (General Commercial (CG), Limited Commercial (CL), Mixed-Use Employment (ME) zones) that allow stand-alone residential development and increase building heights to facilitate redevelopment and walkable, mixed-use neighborhoods in more areas of the city.²
 - **4) Continue to provide leadership and prioritize investments in the BCD & Core Area:** Support ongoing investments, improved safety, and

¹ City of Bend, [Climate Friendly Areas Study Report](#), p. 98-99

² City of Bend, [Climate Friendly Areas Study Report](#), p. 100



redevelopment activity, particularly around the three Midtown Crossings. Ensure new (re)development incentives established by BURA are proving successful. Provide continued leadership and more clarity on the plan for key uses and parcels in the district, including: City Hall, a future plaza/park, Bottle Drop, and other city-owned properties.

2. **Intentional Growth: Continue to prioritize and use the current 20-year Growth Plan project — and a future Urban Reserves planning process — to deeply engage our community and ensure our future is more affordable, equitable, climate-friendly and fire-safe.** This multi-year project is a powerful opportunity to build a shared community vision for intentional future growth, create predictability about future urbanization, and implement the State's CFEC and OHNA requirements that will move our community closer to meeting our housing, mobility, and climate goals.
3. **Water Conservation and Quality: Continue to protect surface and groundwater resources in the Bend Municipal Watershed.** This includes: **1) Setting an ecological objective for instream flows in Tumalo Creek;** and **2) Adopting a resolution** affirming the City's commitment to the long-term ecological health and resilience of the Bend Municipal Watershed, including year-round instream flows and temperature standards in Tumalo Creek and its tributaries that allow fish and wildlife to thrive.
4. **Community Climate Action Plan (CCAP): Ensure the updated CCAP incorporates: 1) Land use strategies** that prioritize multimodal options and support planning for climate-smart, complete communities; and **2) Urban tree canopy management and expansion.**

Thank you for your service and your consideration of these comments. LandWatch looks forward to our continued work together for our livable future.

Sincerely,



Corie Harlan
Cities & Towns Program Director

CC:

Eric King, Bend City Manager

Russ Grayson, City of Bend Chief Operating Officer

Cate Schneider, City of Bend Executive Policy Officer

Ryan Oster, City of Bend Engineering Department Director





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Rory Isbell, Staff Attorney & Rural Land Program Director, Central Oregon LandWatch

Jeremy Austin, Wild Lands & Waters Program Director, Central Oregon LandWatch



We defend and plan for Central Oregon's livable future

DATE: January 10, 2025

**TO: Bend City Council (council@bendoregon.gov)
Bend Planning Commission (cityplanningcommissionall@bendoregon.gov)**

**FR: Robin Church, Firewise Coordinator, Three Pines
Guy Neal, Firewise Coordinator, Shevlin Commons
Laurence Le Mercier, Firewise Coordinator, Skyliner Summit at Broken Top**

CC: Melissa Steele, Fire Inspector, Bend Fire & Rescue
Heather Miller, Fire Risk Reduction Specialist, Oregon State Fire Marshal
Alison Green, Defensible Space Coordinator, Oregon State Fire Marshal
Carrie Karl, Director, Risk & Emergency Management, City of Bend
Jason Bolen, Fire Marshal, Bend Fire & Rescue
Roger Johnson, CEO, Deschutes County Rural Fire District #2
Kevin Moriarty, Deschutes County Forester
Corinne Heiner, Director, Project Wildfire
Ariel Cowan, Regional Fire Specialist, Oregon State University Extension Service
Steve Hawks, Senior Director for Wildfire, Insurance Institute for Business & Home Safety

RE: IMPROVING BEND'S WILDFIRE RESILIENCY – COUNCIL BIENNIAL GOALS

We sincerely applaud the City of Bend for gathering community feedback on priorities and direction for its biennial goal setting initiative. In light of that, we strongly encourage City Council and the Planning Commission to review and strengthen city ordinances, design guidelines, and policies related to wildfire hazard reduction and resiliency in Bend for future generations.

No city, including the City of Bend, is immune to the devastating impacts of catastrophic wildfire whether it originates from nearby forests or our own backyards. Our beautiful community is located in a very fire-prone, dry, mixed conifer environment. Summers are hot, with strong winds, low humidity, periodic thunderstorms and lightning. Vegetation is abundant despite continued drought. Significant development and expanded recreational opportunities in the wildland-urban interface (WUI) only compound the risks for a future conflagration.

Fortunately, wildfire science has advanced significantly and, by following parcel-level recommendations, homeowners can significantly reduce the chance of homes igniting during a fire. Studies have further shown that there is minimal incremental cost to construct wildfire-prepared homes or retrofit existing homes. Yet, reducing the potential long-lasting impacts of catastrophic wildfire loss upon whole communities calls for a more comprehensive approach to mitigate risk across densely-packed neighborhoods and to address existing gaps in current wildland-urban interface codes and guidelines. One such gap is illustrated below. While it may be challenging to adopt and implement a broad set of changes, incorporating even modest updates in code can result in meaningful risk reduction.

COMBUSTIBLE FENCING: A KNOWN, BUT FULLY AVOIDABLE VULNERABILITY

Within the City of Bend, there is a known, but widely overlooked vulnerability that is being built into our new housing stock: combustible fencing.

Combustible fences attached to or within five feet of structures, act as a wick, providing a path of fuel for fire to reach homes during a wildfire. Connective fuels such as this increase the probability and rapidity that fire can spread across structures, putting residents and first responders at risk.

Even homes with noncombustible siding can be threatened by a burning fence under eaves or near windows, leading to total loss.

Studies have further shown that the hazard posed by combustible fencing rises disproportionately with the addition of decorative bark mulch and vegetation, common landscape practices in Bend, resulting in a steady source of firebrands which can cause ignitions over 155 feet downwind.

CURRENT PRACTICE

The City of Bend currently allows construction of combustible fencing to be attached to or erected within 3" of the siding of new homes being built in wildland-urban interface areas within city limits. This practice is occurring even across new, densely-packed housing developments, such as Skyline West, Shevlin West, Treeline, and Discovery West, located in wildland-urban interface areas deemed HIGH HAZARD on the Oregon Wildfire Hazard Map.

City of Bend building codes do not currently address the combustibility of fencing attached to or within five feet of structures. The use of non-combustibles within five feet of homes is "encouraged", not required, even in newer neighborhoods with deed restrictions in HIGH HAZARD wildland-urban interface areas. Homeowners in these neighborhoods are encouraged to leave combustible fence gates open during a fire in order to mitigate the hazard. Frankly, it seems highly improbable that homeowners will be home, have the time, and be thinking clearly to address this vulnerability before safe evacuation. Neither does it address combustible fence attachments that cannot be opened.

RECOMMENDED PRACTICE

The most effective defensible space mitigation to prevent home ignition is a fully noncombustible five-foot zone, as promoted by Bend Fire & Rescue's "Own Your Zone: First Five Feet" campaign and as recommended by the Insurance Institute for Business & Home Safety, the National Fire Protection Association, and the U.S. Fire Administration based on current wildfire research science and post-fire analyses. The use of noncombustible fencing within five feet of structures is strongly recommended.

AT THE VERY LEAST, THE CITY OF BEND SHOULD ADDRESS FENCE ATTACHMENTS

1. **The draft Oregon Home Hardening Code does not address fence attachments.** Senate Bill 762 directed the Oregon Building Codes Division (BCD) to adopt standards based on wildfire mitigation provisions in Section R327 of the 2021 Oregon Residential Specialty Code, which excludes fencing. A legislative amendment would be required for BCD to adopt fire hardening standards with respect to fences attached to homes or attaching homes-to-homes.
2. **The draft Oregon Defensible Space Code does not address fence attachments.** Senate Bill 80 directed the Oregon State Fire Marshal (OSFM) to adopt the requirements set forth in the International Wildland-Urban Interface Code, sections 603 and 604, which excludes fencing. By

law, OSFM may also consider “best practices specific to Oregon”. While OSFM has been informed of this vulnerability in light of BCD’s legislative hurdle and promises to add best practices for combustible fencing into the appendix of its Defensible Space Code, this approach may be insufficient to change current construction culture within the City of Bend.

3. **The City of Bend has the ability to adopt wildfire-resilient fencing standards within city code.** While current code enforcement by the City of Bend does not address fencing within five feet of structures, other cities such as Paradise, CA and Ashland, OR have successfully addressed this vulnerability by city ordinance. The City of Paradise only allows noncombustible fencing within five feet. The City of Ashland requires any fencing attached to a building or deck to be permitted and made of noncombustible materials within five feet of the connection to the structure in accordance with their General Fuel Modification Area Standards.
4. **Homeowner association rules may prevent the use of fire-resistant building materials or the replacement of combustible materials, like wooden fences.** Deed restrictions are notoriously difficult to amend in communities with active homeowner associations, let alone in those with inactive status. Colorado HOAs can no longer prevent residents from hardening homes against wildfires due to state legislation passed in March 2024 as a result of rebuilding challenges after the Marshall Fire. Combustible fencing attachments contributed to that fire’s widespread destruction in 2021.
5. **Adoption of next-generation, fire-resilient building codes by local jurisdictions in WUI communities was strongly recommended for all communities nationwide in 2022 by the National Wildland Fire Leadership Council and by Bend specifically in 2016 by the Community Planning Assistance for Wildfire.** Wildfire regulations typically address vulnerabilities such as general community features and design, such as “density, layout, roads, (and) access”; the home ignition zone, including structures; and other home ignition zone features, such as “decks, fences, attachments, outbuildings, (and) setbacks.” These are particularly important when building and defensible space standards and codes are misunderstood or not widely embraced by homeowners in the wildland-urban interface. Wildfire science continues to evolve; building and defensible space practices should as well.

As this is just one example, we strongly recommend the City of Bend review and strengthen all city ordinances, design guidelines, and policies related to wildfire hazard reduction and resiliency in Bend for generations to come. Since fire is not a matter of if, but when, perhaps it is better to learn to live with and “outthink wildfire”, apply new knowledge as it is generated, and build smarter today rather than spend years, or perhaps decades, rebuilding afterwards.

Thank you for the opportunity to bring this matter to your attention. Please feel free to contact us should you have any questions, need any additional information or would like to discuss this further with us.

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From: [Robin Church](#)
To: [CouncilAll](#); [CityPlanningCommissionAll](#)
Cc: [Robin Church](#); [Guy Neal](#); [Laurence Le Mercier](#); [Melissa Steele](#); [Heather M Miller](#); [GREEN Alison * OSFM](#); [Carrie Karl](#); [Jason Bolen](#); [Roger Johnson](#); [Kevin Moriarty](#); [Corinne Heiner](#); [Cowan, Ariel](#); [Hawks, Steve](#)
Subject: IMPROVING BEND'S WILDFIRE RESILIENCY
Date: Friday, January 10, 2025 1:16:34 PM
Attachments: [CC PC Final.docx](#)

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TO: BEND CITY COUNCILORS & PLANNING COMMISSIONERS

FROM:

Robin Church, Firewise Coordinator, Three Pines

Guy Neal, Firewise Coordinator, Shevlin Commons

Laurence Le Mercier, Firewise Coordinator, Skyliner Summit

Attached please find a community-based suggestion for a City Council goal regarding wildfire resiliency. We thank you in advance for your consideration during the Council's goal setting process.



www.bendyimby.com

Bend YIMBY Policy Goals 2025

Thanks to strong leadership from our City Council we've just witnessed some of the most dynamic growth in Bend's housing production ever. Sadly, significant recent financial headwinds are already negatively impacting future builds, which is going to slow new units coming online in the next biennium. As such we believe the best focus for reform in the near future is in **smaller scale, incremental infill** projects.

Our group's goal, as always, is to make the cost of living in Bend more closely match our welcoming attitude: everyone who works in Bend should be able to afford housing here. We see the policy areas presented here as opportunities for Council to set tangible goals towards increasing housing availability and reducing housing inequity in Bend.

Create a pro-housing culture: move from gatekeeper to problem solver

The overarching goal of our City's leadership should be continuing to move the City towards a pro-housing culture where the City works with homebuilders to get homes built. We do not believe in encouraging slapdash construction or skimping on safety, but the City needs to be a partner that enforces needed rules while working with developers to overcome challenges that could otherwise result in high costs and time delays. **Creation of an ombudsman or liaison position to assist home builders in navigating the process**, and collect data about obstacles that home builders face, might be a valuable step in the direction of creating this culture.

Minimum lot size reform

When coupled with “zero lot line” reforms, this is a great way of allowing smaller, local homebuilders to build “gentle density” in a very incremental way, as each home can be built and then sold prior to work starting on the next one. These kinds of homes are legally and physically still “single detached units”—a popular style of housing in Bend and elsewhere.

Detached homes on smaller lots is a great type of housing for people who may prefer to not live in multifamily housing, but don’t have much use for a large yard.

For discussion on this see: [How Minimum Lot Size Requirements Maximize the Housing Crisis](#)



An example residential streetscape with smaller than standard lot frontages.



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Zero set-back construction

The City's work on "zero set-back" construction is a necessary component to pair with lot size reform in order to build single detached units on smaller lots.

This would reduce the initial cost to entry for developing townhouses in Bend by allowing them to mimic the current single family home development path.

Copy successful policies: Spokane

The City of Spokane, Washington, recently revised land use restrictions in residential areas, including eliminating density maximums; decreasing minimum lot size; increasing allowable building height; decreased setbacks, and incorporation of floor area ratio. Notably, these changes now allow multi-dwelling buildings up to six-plexes in residential areas.

Comparing Spokane and Bend Residential Zoning Areas		
	Spokane R2	Bend RS
Max Density	None	7.3 units/acre
Min. Density	10 units/acre	4 units/acre
Min. Lot Size	1200 sf	4000 sf
Min Lot Width	15 ft (36 ft w/ Garage)	40 ft
Min. Lot Depth	40 ft	50 ft
Max Lot Coverage	90%	50%
Floor Area Ratio	N/A	1.1 for (3) Story
Max Bldg Footprint	2,450 sf	N/A
Max Building Height	40 ft	35 ft
Front Setback	10 ft	10 ft
Interior Side Setback	3 ft	5 ft
Side Street Setback	5 ft	5 ft (increases w/ height>20ft)
Rear Setback	15 ft (0 ft for ADU)	5 ft (increases w/ height>20ft)



Rendering of the “Spokane Six” project currently under construction. Recent revisions to zoning in Spokane have opened up opportunities for construction of this type of efficient multi-dwelling housing form. (<https://www.castarchitecture.com/spokane-six>)

Encourage the construction of ADUs

Continued addition of ADUs to residential lots throughout the City should be encouraged. Opportunities to enhance ADU development include:

- Allowing multiple ADUs on a property.
- Removal of impediments that prevent use of efficient, modular construction techniques.
- Streamline permitting for ADUs, reducing time and uncertainty involved in the current permitting system.

Allowing more than one ADU on a property could help lower the point of entry because one of the largest costs for developing an ADU is the infrastructure that is required. If you can do two at the same time, there will more than likely be some savings with additional rental income to offset the costs.

Right-of-way rightsizing

It is a concern that unnecessarily wide right-of-way on residential streets reduces the potential for addition of housing as incremental infill in neighborhoods. Here we suggest several concerns and solutions.

- **Reduce Residential Street Right-of-Way (ROW) width.** The City's ROW standards require a 60' public street ROW in all residential zones and 20' for alleys. Additionally there is little to no flexibility for woonerf style 'shared streets' or one way streets/alleys that maintain connectivity, particularly for people walking, rolling and biking, in a more compact space.
- **Simplified Right-of-Way vacation for infill projects in older neighborhoods.** Many of Bend's older neighborhood streets have ROWs that extend well into the 'front yard' of homes. It is common to see 80' ROWs (same as Greenwood Ave) on quiet residential streets. The City could proactively dedicate this land to homeowners who are adding an ADU or additional units, or at least simplify and streamline this process.
- Other approaches could include creation of a woonerf street standard, and longer block length/perimeter for autos coupled with shorter for shared use paths to encourage alternative transportation modes and create well connected communities.

The current wide ROW standards are consistent with suburban style development and are not congruent with recent density and middle housing reforms. We need to bring our transportation standards in line with these reforms and maximize the number of homes per development. The current standards are also a barrier to developers on smaller infill parcels already within the city limits.

On low traffic, residential streets there is no need for high speed (25 mph by law, 30 mph by practice) two way traffic. This space could be allocated to housing instead and have the added benefit of increasing safety.



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Reduce the burden of infrastructure requirements

We have heard of multiple instances where a developer wants to build some infill on an unpaved road. The City asks the developer to pave the entire road. The profits from developing one lot are not sufficient to make that work out, so what happens is: no housing is built, the road is not paved, and there is no property tax revenue increase. This is a lose-lose-lose situation.

Homebuilders have pointed out similar obstacles with both road and sewer infrastructure where one new development triggers a large amount of work.

The City of Bend should cast a wide net in search of ideas to **prevent high up-front infrastructure costs from being a barrier to needed infill housing** of the type Oregon wishes to promote with its goals of more compact, environmentally friendly cities.

Some ideas include, but are not limited to:

- In-lieu-of fees for infrastructure that might not be needed or make sense immediately.
- Hyper-local TIF areas that keep the tax rate the same as it would have been if nothing was built, but the City gets new infrastructure and homes, and the developer gets their project done and hopefully makes a profit. If the homes are sold, then the homeowner has a few years of lower taxes to help with the initial stretch to buy the house, or the TIF is removed at time of sale. And then at the end of the TIF timeline, the City also gets a jump in tax base. The risk for the City is also lower here because the TIF is only activated when the project is completed so there is no “what if the development doesn’t happen” to worry about.
- Reworking financing so that there are options such as those an electric company might offer with, say, a transformer, where costs can be recouped over time under certain conditions.
- Moving towards more flexibility and adaptability in terms of standards.



www.bendyimby.com

We thank the City of Bend for taking a proactive approach to addressing the housing crisis and look forward to collaborating to make Bend a place where everyone can afford to live and thrive. Together, we value every individual in our community and are committed to building a brighter future for this incredible city.

Thank you,

David Welton, Jim Roberts, Kathryn Olney, Ian Karasz, Kim Ely and John Heylin

Bend YIMBY Chapter Leads, on behalf of Bend YIMBY members

From: [David Welton](#)
To: [CouncilAll](#); [Bend YIMBY](#)
Subject: Housing goals for the coming years
Date: Wednesday, January 22, 2025 9:03:50 AM
Attachments: [BendYIMBY_2025_policy_goals.pdf](#)

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Mayor Kebler, Councilors,

We at Bend YIMBY wanted to share our housing goals for the coming years with you, in the attached document. This is a starting point for discussion and thinking about how we can house people in Bend amidst the changing financial and political landscape.

Thank you,

--

David N. Welton

INPUT: City of Bend goal-setting

From Partners For Affordable Housing <info@partnersforaffordablehousing.com>

Date Tue 1/28/2025 5:58 PM

To CouncilAll <councilall@bendoregon.gov>

 1 attachment (279 KB)

Partners for Affordable Housing_City of Bend.pdf;

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Dear Mayor Kebler and Bend City Councilors,

Partners for Affordable Housing is grateful to share input with you for your 2025-2027 goal-setting work. Please review the attached letter and Partners for Affordable Housing Q1 2025 Policy Agenda.

Please reach out to us with any questions and we appreciate all that you do for our community!

Thank you!

Jenny



Jenny Odom
Director of Outreach and Strategic Communications
Partners for Affordable Housing
info@partnersforaffordablehousing.com
partnersforaffordablehousing.com



City of Bend
710 NW Wall St.
Bend, OR 97701

Jan. 28, 2025

Re: City of Bend 2025-2027 Housing Goal Input

Dear Mayor Melanie Kebler and Bend City Councilors,

Thank you all for your leadership on housing strategies in our community. The 26 partners in our growing coalition recognize and frequently discuss the incredible support of Bend City Council for housing solutions. The Council is doing great work elevating this issue and our hope is that Partners for Affordable Housing may provide you with additional community support as you reach for more ambitious goals and solutions for serving the people of our city.

Today, the median price of a home in Bend is more than \$800,000. While anecdotal evidence points to rental rates coming down slightly in Bend, the American Community Survey data from the US Census Bureau from 2017-2021 showed that more than a quarter of Bend residents are severely cost burdened—meaning they spend more than 50% of their income on housing costs. Housing costs are hurting families and harming our economic prosperity.

[Partners for Affordable Housing](#) coalition members share a vision that housing will be available and affordable to everyone in our community. We are a diverse coalition of impacted people and organizations developing and educating on bold solutions that increase housing supply and lower housing costs in Central Oregon. Here's what we believe:

- Housing affordability and supply issues are profoundly impacting our community and workforce's ability to thrive
- We must make it easier and more affordable to build more housing of all types
- Elected leaders and decision-makers should take bold actions to address land availability, housing costs and housing supply issues
- It is our responsibility as members of Partners for Affordable Housing to lead on educating and promoting solutions to our housing crisis

As part of this mission and approach our coalition recently adopted a housing policy agenda intended to directly speak to government agencies in Deschutes County as they prepare to set their goals for the 2025-2027 biennium. **Our request of you today: please adopt the elements of the Partners for Affordable Housing policy agenda into a strong City of Bend housing goal that will define and guide the City's efforts to address the housing crisis over the coming two years of your terms in office.**

The entire policy agenda may be found below, but here are the six strategies:

- Create a Housing Production Advisory Committee and seat it with experienced housing production experts as well as stakeholders from impacted communities
- Adopt a pro-housing lens as a criteria to evaluate all policy decisions
- Adopt housing production goals in alignment with the Oregon Housing Needs Analysis
- Develop new infrastructure strategies to support housing production
- Optimize the housing production approval process
- Increase land availability for housing production

To establish this agenda we first anonymously polled the initial partners involved in establishing the coalition last fall. Out of many policy issues, the poll showed shared agreement on the specific solutions listed above. From there, the coalition's steering committee adopted six strategies based on the shared priorities. Those strategies were proposed as a policy agenda to the entire coalition at a workshop on Jan. 13, 2025. Coalition members provided additional guidance and input on the strategies, which was incorporated into the final Partners for Affordable Housing 2025 Q1 Policy Agenda, found on the next page. The coalition unanimously approved the policy agenda with the additional input.

A few members of the coalition presented this agenda to City Manager Eric King and Mayor Melanie Kebler on Jan. 21, 2025 and were pleased to hear that many of the priorities align with the City's current housing goal considerations. Eric encouraged the coalition to provide a specific number for a housing production goal. Unfortunately, we do not have time before your goal setting session next week to fully engage the coalition on determining a specific housing production goal. However, we urge the Council to adopt a housing production goal that uses the OHNA target of 1,971 in a year (or possibly 3,942 over two years) as an absolute bare minimum—with all coalition members consulted being supportive of Council adopting a much more ambitious number and the strategies to reach it.

Finally, we want to *especially* urge the Council to adopt a pro-housing lens through which to evaluate all City policy making. Our community is ready to support you on housing solutions—you can help us by providing transparency on the housing impacts of the decisions you're facing.

Thank you, again, for your leadership on this difficult challenge facing us all. We look forward to partnering with you on solutions for the benefit of everyone in our city.



Signed,
The Members of Partners for Affordable Housing

Ashley & Vance Engineering
Bend Chamber*
Bend Police Association
Bend Redmond Habitat for Humanity
Bend YIMBY*
Bethlehem Inn
Bliss Sequoia Insurance and Risk Advisors
BUILD, LLC
CASA of Central Oregon
Cascades East Association of REALTORS*
Central Oregon Builders Association*
Habitat for Humanity of La Pine Sunriver
Sisters Habitat for Humanity
JD Fulwiler & Co. Insurance

Katherine Austin Architect
Mountain View Community Development
Northwest Housing Alternatives
Open Concept Architecture
Oregon Nurses Association
Pinnacle Architecture
R&H Construction
Roost Development
RootedHomes*
Thistle and Nest
W.B.R. We Black Radio, LLC

* Indicates coalition steering committee member



PARTNERS FOR AFFORDABLE HOUSING: 2025 Q1 POLICY AGENDA

- 1. LOCAL GOVERNMENTS SHOULD IMPLEMENT HOUSING PRODUCTION ADVISORY COMMITTEES**
 - a. City and county governments in Central Oregon should create housing production advisory committees focused on achieving housing production goals in alignment with the Oregon Housing Needs Analysis
 - b. The work of existing affordable housing committees should be folded into these housing production advisory committees
 - c. The purpose of this evolution is to provide a formal venue for government agencies, affordable housing producers, market rate housing producers and housing advocates to work together on policies that increase housing production and reduce housing costs for all affordability levels
- 2. LOCAL HPAC COMMITTEES SHOULD ADDRESS AND SUPPORT ELECTED LEADERS TO TAKE ACTION ON THE FOLLOWING POLICY TOPIC RECOMMENDATIONS IN THE 2025-2027 BIENNIUM**
 - a. Adoption of a pro-housing lens (a criteria to evaluate all policy decisions) that addresses the following and supports balanced decision-making:**
 1. Will the policy increase or decrease housing costs, and by how much
 2. Will the policy increase or decrease housing production, and by how much
 3. Were housing-related impacted stakeholders identified and meaningfully engaged in development of the policy
 - b. Creation of housing production goals**
 1. Housing production goals should be created and set for every biennium over the next 10 years to ensure achievement of goals outlined by the Oregon Housing Needs Analysis
 2. These goals must address housing production targets at all levels of AMI
 - c. Development of infrastructure strategy to support housing production**
 1. Prioritize and support capital projects that facilitate housing production
 2. Secure alternative funding sources for infrastructure (i.e. housing bond, or other new revenue streams)
 - d. Optimization of the housing production approval process**
 1. Create a fast-track for developments with a high percentage of deed-restricted affordable housing units
 2. Work with the building community to conduct an audit of fees and processes (i.e. engineering and permitting) and improve speed and collaboration
 - e. Increase land availability for housing production**
 1. Prioritize land inside the urban growth boundary for housing
 2. Ensure a 20-year supply of land for housing development that is serviceable with planned infrastructure within the 20 year timeframe

Bend's 2025 Biannual Plan: Public Transportation

From Joyce McGreevy <joycemcgreevy@icloud.com>

Date Wed 1/29/2025 3:30 PM

To CouncilAll <councilall@bendoregon.gov>

Some people who received this message don't often get email from joycemcgreevy@icloud.com. [Learn why this is important](#)

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Dear Bend City Councilors,

Firstly, thank you for all you do. I understand that you are currently eliciting input from the public as you prepare for your biannual planning session. Here's mine:

Please prioritize improving public transportation in Bend so that it can adequately deliver the benefits usually associated with such a service. What may seem like a minor matter to some actually has the potential to solve several major problems for *all* of us who live in Bend. Here are just three examples:

- **A high-functioning public transportation system contributes to the reduction of wildfires.** As the destruction of entire neighborhoods in Los Angeles reminds us, auto emissions contribute significantly to global warming, artificially leading to warmer temperature and drier conditions.
- **The high cost of cars**, like unaffordable housing, is a serious stressor that almost certainly affects many residents in Bend. (According to Edmunds automobile research, the average price of a *used* car surpassed \$28,000 in the third quarter of 2023; as of this month, the average annual salary in Bend according to ZipRecruiter is \$51,000, or about \$24,,56 per hour.)
- **When public transportation is efficient enough to reduce the number of cars on the roads, it improves road safety.** This, too, benefits drivers and non-drivers alike.

Of course, we already know that there are many benefits of public transportation, including easier accessibility for more population groups. But I believe that *everyone* in Bend will lose out if we do not start now to make reasonable improvements to our existing system, chiefly:

- **increased route frequency**

- **reduced need to transfer**
- **expansion of route coverage**
- **and increased number of stops.**

Why these four? Please indulge me as I briefly share examples based on personal experience. (I am 65+, physically active, work full time remotely, and volunteer.) If I have an appointment or need to go to a supermarket, I must allot a significant portion of the day to completing any **one** such activity. This is because buses in Bend typically run only every 40 minutes, and I'll then spend at least **twice as much time walking and transferring between buses** as actually riding.

And that's just for short journeys of 1.3 to 3.2 miles.

Alternatively, I can use ride-share, have groceries and other good delivered—a great benefit to corporations mostly based outside of Oregon. However, **every dollar I must budget to spend on the gig economy is a dollar I cannot afford to spend on locally owned businesses or donate to local nonprofits.** While my housing costs are atypically low, so is my income.

Indeed, **some places in Bend are virtually off limits** to folks like me who rely on public transportation, and **this restricts where we can volunteer, learn, work, and otherwise positively engage with our community.** Evenings and Sundays we can't go *anywhere* by bus. If I sound like I'm being hard on Cascade East Transit (CET), I'm not—I'm grateful for CET and simply want us all to renew our efforts to support its mission "to connect people to places" and "always exceed expectations of riders."

I may sound like an anomaly, but I know from experience of **other small cities far less environmentally minded than Bend** that the benefits of good public transportation accrue not only to individuals—non-drivers, persons with a disability, adolescents, students, seniors, families, job seekers, tourists, anyone with a daily commute, and others—but also to a community as a whole. Ours is a beautiful city whose future depends on sustainability, equity, access, safety, opportunity, and vibrant community engagement.

We need to begin making improvements to our public transportation now for the benefit of *everyone* in Bend. **I'll even volunteer to help**—I just need to be able to get there.

Thank you for your consideration.

Sincerely,

Joyce McGreevy
 1973 NW Awbrey Rd
 Bend, Oregon
 (847) 715-8685
joycemcgreevy@mac.com

