



MEETING MINUTES

City Council & Developer Roundtable

Location: Prowell Springs Conference Room, Floor 3, Public Works Campus Headquarters, 21051 NE Talus Place, Bend, OR 97701.

Date: August 31, 2026

Time: 4:00 p.m.

4:00 p.m. Developer Round Table

1. Called to Order at 4:06 pm

Mayor Kebler explained the purpose of the roundtable, which was for Councilors to take input from the developers.

2. Welcome & Introductions

Present were:

Bend City Council: Mayor Melanie Kebler, Mayor Pro-Tem Megan Perkins, Councilor Steve Platt, Councilor Gina Franzosa, Councilor Megan Norris (arrived late at 4:12 p.m.)

Councilor Ariel Méndez and Councilor Mike Riley were excused.

Development Community Representatives: Ana Bozich (Pahlisch Homes), Kevin Spencer (Empire Construction and Development), Eliza Wilson (Rooted Homes), Jenn Kovitz (Hayden Homes), Todd Taylor (Taylor Brooks), Joey Shearer (AKS Engineering and Forestry), Sean McKeever (Hiatus Homes), Jay Lyons (Compass Commercial), Jade Meyer (Brooks Resources), Garrett Mosher (Central Oregon Builders Association).

City of Bend staff included: Business Advocate Cyrus Mooney, Policy Analyst Sarah Hutson, Chief Operating Officer Russ Grayson, City Manager Eric King and City Attorney Ian Leitheiser.

3. Employment Site Readiness (30 minutes)

a. Policy Discussion

Business Advocate Cyrus Mooney provided an overview of employment site readiness and presented three policy options regarding tree mitigation, which would require amendments to Bend Municipal Code Title 16.40

1. Deregulating trees on all land zoned for industrial uses citywide
2. Creating a flat rate per acre for Industrial Zoned lands citywide with funds going toward a Tree Mitigation Bank that could be redistributed to other areas



3. Creating a tiered per acre assessment for Industrial Zoned lands based on tree density. This option would require further research on streamlined approach for how to determine density.

Mayor Kebler asked developers to share challenges they have faced regarding tree mitigation.

Challenges included:

- Difficulty in mass grading if trees are regulated. Mass grading allows lots to be more shovel-ready for potential sales
- Topographical challenges
- Limited opportunities to save trees in industrial land
- Misalignment of tree preservation with landscaping requirements
- Tree preservation fees make Bend less desirable for development verses other municipalities

Most developers supported option 1, felt option 2 would work, and did not support option 3, as it would be more complicated and add more time delays.

Concerns over a flat rate included inequity, as not all land has the same amount of trees.

Mooney noted staff would provide a developer roundtable recap at the upcoming September 9, 2026, Work Session.

4. System Development Charges (SDC) Relief (30 minutes)

a. Policy Discussion

Policy Analyst Sarah Hutson provided two potential relief programs, limited by duration and geographic location.

1. Reducing or waiving SDCs in the Core Area for adaptive reuse
2. Reducing or waiving SDCs for grocery stores

Developers discussed option 1 the Core Area Adaptive Reuse SDC Relief Discussion. Feedback included:

- Support for SDC relief
- Noted difficulties in developing in the 1st Street area due to this transitional period
- Support for expanding the SDC relief to full Core Area rather than limiting to the Central District alone
- Request that changes to buildings aren't charged new rates
- Concerns about SDCs being calculated differently over time, and how SDCs are recalculated when buildings change hands or change uses
- Question regarding if redevelopment counts as adaptive reuses
- SDC relief would be helpful to promote infill



Developers discussed Option 2: SDC relief for grocery stores, specifically, to spur neighborhood-serving commercial activity.

Developers noted that SDC relief for grocery would not be enough to make the businesses viable. Developers discussed other challenges with neighborhood commercial, such as infrastructure to support delivery trucks, parking availability, access from a roundabout, economic feasibility, and inflexibility of master plans.

3. Neighborhood-Serving Commercial Development (15 minutes)

a. Informational & Discussion

Policy Analyst Sarah Hutson reviewed efforts underway to support neighborhood-serving commercial development and provided preliminary findings from a recent market analysis. Major challenges include space availability and affordability.

Developers expressed concerns regarding limited parking in a community that lacks a strong public transportation system.

Mayor Kebler noted that the State requires parking maximums and acknowledged that there is tension between the regulatory system and what the market is asking for.

4. Review Times, Ombudsman & Communication (20 minutes)

a. Informational & Discussion

Chief Operations Office Russ Grayson provided data on permits and permit times. Grayson asked what the City can do to help developers with the process.

Feedback from developers included:

- Positive recognition of City staff
- Increasing complexity, driven by the state, is creating the most challenges
- Concern over multiple municipal fees and regulations, such as Bend's tree code and defensible space code, is increasing development costs and complexity
- Difficulty for small developers to keep up with changing requirements. Mosher suggested Central Oregon Builder's Association partner with the City to keep people up to date on changes
- Complaint that resubmittals sometimes get new corrections that were not noticed on the first submittal
- Complaint that there is no timeline for the City's traffic and sewer analysis, which can push back developer's timelines. Shearer noted that other jurisdictions perform the analyses concurrently.
- Suggestion that staff identify ways to speed up the timeline

5. Closing Reflections & Next Steps (10 minutes)



Hutson reviewed next steps, which include a survey regarding this roundtable, the September 9, 2026, Work Session topic "Tree Code Follow-Up and Employment Site Readiness", and the September 16, 2026, Business Meeting "Resolution for SDC relief program" and follow-up discussion for grocery store SDC relief.

Closing reflections from the developer community included:

- Importance of focusing on economic development to bring good companies and high-paying jobs to Bend.
- Concern about variation for recreational center SDCs. Grayson noted that there is an appeal process so the City can review on a case-by-case basis.
- Cost of infrastructure is the most limiting factor to development today
- Request that the City consider improvements to current SDC reimbursement practices
- Conflicts between tree code and defensible space requirements
- Request for a roundtable conversation on infrastructure
- Support for continued conversations between Council and the developer community

Adjourned at 6:04 p.m.



Accommodation Information for People with Disabilities & Language Assistance Services

You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please email accessibility@bendoregon.gov or call 541-693-2198. Relay Users Dial 7-1-1. All requests are subject to vendor processing times and should be submitted 48-72 hours in advance of events.

Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto en correo electrónico accessibility@bendoregon.gov o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.