



October 6, 2020

VIA EMAIL

TO: Pauline Hardie
phardie@bendoregon.gov
CC: Makayla Oliver
moliver@bendoregon.gov

Re: NLA Code Change Recommendations

Dear Pauline,

Thank you for the opportunity to provide public comment regarding the proposed changes to the Bend Development Code by the Neighborhood Leadership Alliance. We understand these requested code changes would be addressing land use notification posting requirements, increased area for public notices and longer comment periods. Please accept our comments and expressed concerns pertaining to the recommendations outlined in the Memo dated September 24, Re: Proposed BDC Amendments.

Pahlisch Homes has a long history in the land development and home building industry, having worked with dozens of jurisdictions over its 37 years in business. We have strived to bring thoughtfully designed master planned communities and subdivisions to fruition throughout the Pacific Northwest. We have worked through a wide degree of code requirements from one municipality to the next, all the while working hard to serve our mission of bringing premium single family homes to market. We would like to bring caution to the proposed amendments and make light of the ripple effects these changes will have on the home building industry. We would also like to get a better understanding of the intent behind the recommendations. By our comparison, Bend is not lacking in public engagement compared to other jurisdictions, with more than adequate opportunity for public involvement per the existing Bend Development Code.

The Bend Development Code has rigorous measures already in place, the hurdles are stringent enough on a developer to clearly and objectively meet the set of standards imposed. By taking an already lengthy review process, and adding more requirements and more delays, seems counterintuitive and irresponsible in the midst of a regional housing crises; and incongruent with statewide and our City Council housing objectives. If anything, we have been seeing a greater push statewide to expedite housing, with new measures in place (House Bill 2306 for example) aimed at streamlining processes and circumventing unnecessary jurisdictional delays that may hinder needed housing, economic development and growth goals at every level.

Especially in Central Oregon, where climate is a real factor resulting in a compressed development window (mainly due to asphalt paving), our preceding entitlement timeline is critical to a project's viability. Even one week of additional time in land use planning can quickly snowball into a four-month housing delay if we look at the sum of all intentional and unintentional bureaucratic "waiting periods" along the way.

As a locally-owned company with long roots here in Bend for nearly two decades, we value local public opinion and believe public engagement is a sign of a healthy community. However, we respectfully request that prior to any code amendment decisions, we are granted the opportunity to meet with the stakeholders to better understand the underlying issues prompting these recommendations, in hopes of finding a more collaborative approach for meaningful and lasting solutions.

Sincerely Signed,

PAHLISCH HOMES, INC

Dan Pahlisch, Its President & Chairman of the Board

Cory Bittner, Its Vice President

Jerry Jones, Its Senior Director of Land Development