From: Sheila Pyott
To: Pauline Hardie
Subject: FW: Proposed notification changes
Date: Monday, October 26, 2020 8:39:42 AM

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fyi

-----Original Message-----
From: David Welton <davidnwelton@gmail.com>
Sent: Monday, October 26, 2020 8:37 AM
To: CityPlanningCommissionAll <cityplanningcommissionall@bendoregon.gov>
Subject: Proposed notification changes

Dear members of the planning commission,

I'm writing regarding the proposed rule changes to expand the area and timing of notification for proposed developments.

My fear is that this adds to the current problem of "concentrated benefits, diffluse costs", where the "benefit" for some neighbors is the ability to try and organize and stop homes from being built near them. The costs fall on those of us who rent, or would like to purchase a home in the town where we work, but watch as prices rise due to a lack of housing supply.

No notifications go out to me, as a renter, that someone is proposing new housing that might help ease the crisis, and that I might wish to speak in favor of.

I do not have the technical expertise to know whether builders' claims that this proposal would be an increased burden have merit, but I would encourage you to be quite certain they do not prior to enacting these changes. Tacking on costs to already expensive housing in Bend will hurt most at the low end of the price range.

I also have some broader worries about the notion of public feedback as a system, that are likely beyond the scope of these particular changes.

It seems what happens in so many cases is not a technically informed desire to "improve" a project, but either a desire to simply kill the proposed homes, or a wish list so onerous as to achieve the same purpose: "it should keep all the trees, and include a lot of green space, and shouldn't be more than 2 stories, and it should be deeply affordable too. Oh, and there should be 4 parking spots for each unit".

If someone genuinely does not want homes built near them, they're not going to feel "heard" if their feedback is ignored. And yet, as a city, we cannot grant the wish to stop the construction of housing in a city that desperately needs it.

I found this article from the Strong Towns group a thought-provoking read on the subject:

https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.strongtowns.org%2Fjournal%2Fmost-public-engagement-is-worse-than-worthless&data=04%7C01%7Cphardie%40bendoregon.gov%7C2013810b47af42e7acfa08d879c559be%7C1c15334815ef470f8aebf1e25e57dc40f0%7C0%7C0%7C637393235820237405%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=JHsZBGVV%2FJssFFLDfQFz2UtPzXBB4TwWVRC98wCWM8Q%3D&reserved=0

Thank you
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David N. Welton