

January 31, 2018

Bend City Councilors
Cc: City of Bend Planning Division
710 NW Wall St.
Bend, OR 97701

Re: Proposal to match Bend zoning map to comprehensive plan map

Councilors Abernethy, Boddie, Campbell, Livingston, Moseley, Mayor Pro Tem Russell, and Mayor Roats:

The undersigned, as leaders within our Neighborhood Associations and current members of the Neighborhood Association Round Table (NART), an informal group consisting of Neighborhood Association leaders, wish to raise our concern over a proposal that has been discussed amongst recognized City committee(s) and will be discussed during the City Council Work Session scheduled for February 7, 2018. In recent years, significant effort has been undertaken to increase our visibility and improve communications between the Neighborhood Associations and the City so that we may more fully represent the citizens of Bend.

We write to you today, in lieu of a formal opportunity to provide input, to express collectively our concern over this proposal recently before the Bend Economic Development Advisory Board.

We have concerns about the proposal to align Bend's zoning map with the recently amended comprehensive plan map in one fell swoop. It is not clear how this action will increase affordable housing in Bend and, additionally, it is abundantly clear that Bend residents may be denied the opportunity to comment on rezoning applications, on a case by case basis, that could alter the character of their neighborhood(s).

Despite simplified criteria for the approval of a zone change application, Bend residents should still have the right to learn about and to comment on the effects of rezoning individual properties would affect livability, including public facilities, transportation, schools, sewer, water, etc. In addition, this simplified criteria, in whatever form that takes, should be open to public review and comment.

The zone change process may be seen as an impediment to those who wish to develop their land. However, streamlining that process, for anyone, at the expense of the Citizens of Bend within the current allowed and open public process does not speak to livability for our Community. As leaders of the affected Neighborhood Associations we oppose this proposal as drafted.

We ask that further consideration be given to this proposal to evaluate the unintended consequences that a sweeping rezone may pose, including setting a precedent for further actions that may undermine the public process for us as residents of Bend or may affect livability within Bend overall.

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We are hopeful that our concerns will be addressed in the upcoming City Council Work Session on February 7, and similarly look forward to commenting when the issue goes before the Planning Commission. We thank you for your attention to this matter.

Sincerely,

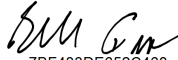
NEIGHBORHOOD

CONTACT

SIGNATURE


Awbrey Butte

Bill Gregoricus
wgregoricus@gmail.com

DocuSigned by:

7BF433DE652C468...

Boyd Acres

Don Leonard
boydacres@gmail.com

DocuSigned by:

0757B35BFF0F40C...

Century West

Chad Sage
chadsages@gmail.com

DocuSigned by:

4904216199604FE...

Larkspur

Lynn Nebus
lpnimbus@bendcable.com

Mountain View

Monica Melkonian
melkonianmonica@gmail.com

DocuSigned by:

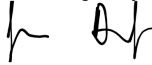
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Old Bend

Meredith Dawson
mdawson781@aol.com

Old Farm District

James Dorofi
j.dorofi@gmail.com

DocuSigned by:

A110C402E4E9441...

Orchard District

Bill Caram
Caram.bill@gmail.com

River West


Cassie Giddings
cassieg@bendtel.net

DocuSigned by:

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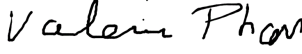
Southeast Bend

Bill Galaway
bgalaway@bendbroadband.com

DocuSigned by:

06ABA1E6BCBE4D3...

Southern Crossing

Valerie Pharr
Valeriekpharr@gmail.com

DocuSigned by:

981AAA3A5B9E446...

Southwest Bend

Pam Nettleton
pandjnett@yahoo.com