

RESOLUTION NO. 3352

A RESOLUTION AUTHORIZING THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR TO GRANT PLANNING APPROVAL EXTENSIONS

Findings

- A. The City of Bend Development Code (BDC) Section 4.1.1310.C.2 allows the City Council to authorize planning approvals to extend beyond two years in cases of city-wide need.
- B. The entire country continues to experience volatility in financing, real estate and development markets due to high interest rates and extended construction timelines due to supply chain issues and limited availability of certain building materials.
- C. The current economic climate has hindered the ability of some development approvals to be initiated during their effective period.
- D. The local building community is a key component of economic development and the sustaining of living wage employment and the provision of housing in the City.
- E. The City acknowledges that the development approval process is intended to protect the community at large, as well as to facilitate orderly and appropriate development.
- F. Under this convergence of challenging financial and real estate markets and the need to provide needed housing throughout the state and in Bend, there are strong public policy interests supporting a finding of city-wide need for extending development approvals consistent with BDC 4.1.1310.C.2.
- G. It benefits the City's employment and housing needs to adopt policies that help enable the development community to act expeditiously once financial and real estate markets are more favorable and supply chain issues are resolved.
- H. The inability of approved development to be exercised during normal approval periods constitutes a city-wide need for extensions.

Based on these findings, the City of Bend resolves as follows:

- Section 1. That in accordance with Bend Development Code (BDC) Section 4.1.1310.C.2, the City Council authorizes the Community and Economic Development Director to grant a one-year extension beyond the initial two-year development approval duration provided for in BDC Section 4.1.1310.B.
- Section 2. This Resolution takes effect immediately upon passage and is in effect until June 30, 2024. Extensions may be applied for through June 30, 2024 unless a further extension is authorized by the City Council.

Adopted by the City Council on January 3, 2024.

YES: Mayor Melanie Kebler
Mayor Pro Tem Megan Perkins
Councilor Barb Campbell
Councilor Anthony Broadman
Councilor Ariel Méndez
Councilor Mike Riley
Councilor Megan Norris

NO: none




Melanie Kebler, Mayor

ATTEST:



Robyn Christie, City Recorder

APPROVED AS TO FORM:



Mary A. Winters, City Attorney