

RESOLUTION NO. 2821

A RESOLUTION AUTHORIZING THE COMMUNITY DEVELOPMENT DIRECTOR TO GRANT ADDITIONAL APPROVAL EXTENSIONS

WHEREAS, the City of Bend Development Code Section 4.1.1310(C) allows the City Council to authorize planning approval extensions beyond one year in cases of city-wide need; and

WHEREAS, the entire country continues to experience an unprecedented state of turmoil, volatility and downturn in economic, financing, real estate and development markets, which has hit the State of Oregon, and particularly the City of Bend, extremely hard; and

WHEREAS, the local building community is a key component of economic development and the sustaining of living wage employment in the City; and

WHEREAS, 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; and

WHEREAS, under this unique convergence of failing financial and real estate markets, and an economy that continues to stagnate into the indefinite future, a strong public policy interests favors a finding of city-wide need; and

WHEREAS, it benefits the City's employment and housing needs to adopt policies that help enable the development community to act expeditiously when the economy turns around; and

WHEREAS, the current economic climate had hindered the ability of planning approvals to be initiated during their effective period; and

WHEREAS, it is in the City's interest and to allow such approved developments to occur if and when the economy improves;

WHEREAS, the inability of approved development to be exercised during normal approval period constitutes a city-wide need for additional extensions;

NOW, THEREFORE, THE CITY COUNCIL DOES RESOLVE AS FOLLOWS:

SECTION ONE: That in accordance with Bend Development Code (BDC) Section 4.1.1310(C)(2) the City Council hereby authorizes the Community Development Director to give one additional two-year extension beyond the two year extension authorized by Resolution 2731.

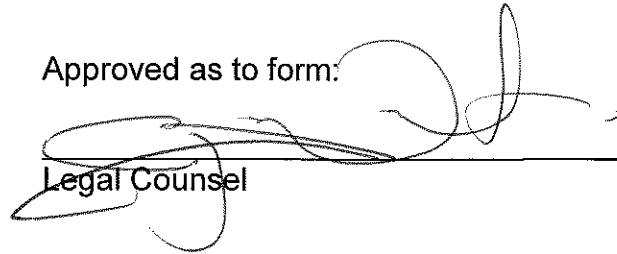
SECTION TWO: This resolution shall be in effect until March 2, 2013.

ADOPTED by the City Council and approved by the Mayor on this 2th day of March, 2011.

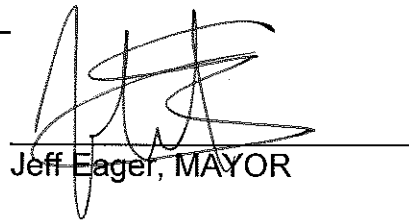
YES: 5

NO: 2

Approved as to form:



Legal Counsel



Jeff Eager, MAYOR

ATTEST:



Patricia Stell, City Recorder