

From: [Julie Chase](#)
To: [CAUDEL Ingrid * DLC](#)
Subject: SB 974 - Design Standards
Date: Wednesday, April 22, 2026 3:23:44 PM
Attachments: [image002.png](#)

Please accept this comment from the City of Pendleton on SB 974 Design Standards:

The Pendleton Planning Commission objects to the removal of design standards for housing, whether Middle Housing, single-unit, or otherwise and not dependent upon the number of units. Pendleton recently imposed design standards for housing because they recognized the worth behind standards.

A city is dependent upon property taxes. Standards provide consistency in quality. When a city's quality of housing diminishes, then blight rears its ugly head; thereby lowering property values. Standards enhance a neighborhood making it a desirable place to live. When blight is present, then a city loses its potential to attract new industry. There is fallacy in the idea that removal of design standards makes housing more affordable. Housing is built by developers, but it is maintained and improved by owners. When the product introduced into a neighborhood is wiped of its character, lowering its value, then the owner is at a disadvantage to preserve its integrity. It is less likely to be sustained or updated as it costs more; it is an added cost onto the owner's budget. The replication of this breeds neighborhood deterioration, increasing crime, discouraging investment, finally resulting in a helpless society.

Standards also establish energy efficiency, which affect housing affordability by lowering utility bills. Standards provide developers with a predictable framework allowing them to use collective designs between communities and neighborhoods. Standards also guarantee that affordable units are built with similar quality and appearance to market-rate units, which fosters better acceptance and reduces neighborhood animosity. A city can even promote standards that safeguard accessibility reducing future renovations as the owner ages.

Pendleton built 16 standards to maintain housing value in its community. The language offered choice to the developer in that three of the 16 standards needed to be met. This allowed flexibility and equality by preserving a neighborhood's value. The flexibility to choose gave cost effective options to developers and increased their sales potential. At the local control, Pendleton married prospective new housing with affordability while protecting attractiveness; thereby improving a desire to live in Pendleton. Pendleton believes the State erred with the removal of standards and does not agree with further removal of standards based on number of units or housing type.

Sign permits are required prior to installation of any sign or mural. Please submit your application and design to inspections@pendletonor.gov. Applications must include the design details of the signage.

Zoning permits are required prior to construction permit issuance. Please visit the City of Pendleton for your zoning application.

Water Bill Payments: <https://pendletonor.municipalonlinepayments.com/pendletonor/utilities>

Apply for and purchase all building permits online and schedule inspections 24/7 at www.BuildingPermits.Oregon.gov. Need Help with ePermitting: <https://www.oregon.gov/bcd/epermitting/howto/Pages/index.aspx>.



Julie Chase

City Planner

City of Pendleton | Community Development

500 SW Dorion Avenue Pendleton, OR 97801

Office: 541-966-0204 Fax: 541-966-0251

www.pendleton.or.us

"Working every day to be the premier city in Eastern Oregon"