

**FINDINGS OF
BEND PLANNING COMMISSION
FOR AMENDMENTS TO THE BEND
COMPREHENSIVE PLAN**



CITY OF BEND

**PROJECT
NUMBER:**

17SPFP

HEARING DATE: Monday, July 23, 2018
City Council Chambers
710 NW Wall Street
Bend, OR 97701

APPLICANT: City of Bend
710 NW Wall Street
Bend, OR 97701

REQUEST: The request includes the following proposed amendments to the Bend Comprehensive Plan:

1. Adoption of a 2018 Collection System Public Facility Plan (CSPFP), and replacing the 2014 CSPFP as Appendix I
2. Adoption of amendments to the text of Chapter 2, Natural Features and Open Space
3. Adoption of amendments to the text of Chapter 3, Community Connections
4. Adoption of amendments to Chapter 8, Public Facilities and Services

STAFF: Damian Syrnyk, AICP, Senior Planner
Allison Platt, Senior Planner

I. APPLICABLE CRITERIA:

- (1) Statewide Planning Goals 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14
- (2) Oregon Administrative Rules (OAR) Chapter 660, Division 11, Public Facilities and Services
- (3) The Bend Comprehensive Plan,
 - a. Preface
 - b. Chapter 1, Plan Management and Citizen Involvement
 - Urban Planning Coordination Policies 1-4, 1-5, and 1-6

- c. Chapter 3, Community Connections,
 - Parks and Recreation Facilities Policies 3-5 to 3-8; Urban Trails Policies 3-9 to 3-11
- d. Chapter 5, Housing,
 - Neighborhood Appearance Policy 5-32
 - Transportation Connectivity Policy 5-42 to 5-43
 - Public utilities and services Policy 5-52
- e. Chapter 6, Economy
 - General Policies 6-3 and 6-4
- f. Chapter 7, Transportation
 - Pedestrian and Bicycle Systems Policy 7-28
- g. Chapter 8, Public Facilities and Services
 - Sewer Collection Facilities Policies 8-1 through 8-12, and proposed policies 8-13 and 8-14
- h. Chapter 11, Growth Management
 - General Area Planning Policy 11-21
 - Policies for Residential Neighborhoods Policy 11-17 and 11-28
 - Master Planning Policy 11-31
 - Annexation Policy 11-43

(4) City of Bend Development Code

- (a) Chapter 4.6, Land Use District Map and Text Amendments; Section 4.6.200(B), Criteria for Legislative Amendments

II. APPLICABLE PROCEDURES:

- (1) Bend Code Chapter 10, City of Bend Development Code
 - (a) Chapter 4.1, Land Use Review and Procedures

III. PROCEDURAL FINDINGS:

1. PLANNING COMMISSION REVIEW: The matter before the Planning Commission is the review of amendments to the Bend Comprehensive Plan. These amendments include amendments to the text of Chapter 2, Natural Areas and Open Space, Chapter 3, Community Connections, and Chapter 8, Public Facilities and Services. The amendments to Chapters 2 and 3 are intended to reflect changes coming from the 2018 Comprehensive Plan of the Bend Park and Recreation District. The proposed amendments to Chapter 8 recognize the adoption of a 2018 Collection System Public Facility Plan (Appendix I) and changes supported by adoption of this PFP.

2. PUBLIC NOTICE AND COMMENTS:

Notice of the proposed amendments was provided to the Department of Land Conservation and Development (DLCD) on June 15, 2018. A notice of the July 23, 2018, Planning Commission public hearing was printed in the Bend Bulletin on July 3, 2018 and was mailed to the neighborhood associations on July 2, 2018. Prior to this public hearing, City staff conducted a work session with the Planning Commission on July 9, 2018. No written comments have been received as of the date of this staff report. Any written comments submitted after the date of this report will be hand delivered to the Planning Commission at the July 23, 2018 hearing.

IV. FINDINGS REGARDING COMPLIANCE WITH APPLICABLE CRITERIA:

The Findings in Support of Adoption of the Goal 11 Collection System Public Facility Plan and amendments to Chapter 8 are attached as Exhibit A to this Staff Report. The Findings in Support of Adoption of the amendments to Chapters 2 and 3 of the Comprehensive Plan are attached as Exhibit B to this Staff Report. Each set of findings address the applicable goals, plan policies, administrative rules, and BDC 4.6.200.

V. CONCLUSIONS:

Based on the Findings in Exhibit "A," the 2018 Collection System PFP and the proposed amendments to the text of Chapter 8, Public Facilities and Services, of the Comprehensive Plan meet all applicable criteria for adoption. Based on the Findings in Exhibit "B," the proposed amendments to the text of Chapter 2, Natural Areas and Open Space, and Chapter 3, Community Connections, of the Comprehensive Plan meet all applicable criteria for adoption.

VI. RECOMMENDATION:

Staff recommends the Planning Commission forward the proposed amendments to the Bend Comprehensive Plan with a recommendation for approval to the City Council.

VII. ATTACHMENTS:

1. Exhibit A – Findings Report. To Support Adoption of a 2018 Collection System Public Facility Plan and amendments to Chapter 8, Public Facilities and Services, of the Bend Comprehensive Plan.
2. Exhibit B – Findings Report. To Support Amendments to the text of Chapter 2, Natural Resources and Open Space, and Chapter 3, Community Connections, of the Bend Comprehensive Plan.