

RESOLUTION NO. 3360

A RESOLUTION RENAMING SW DIVISION STREET AND A PORTION OF SW SCALEHOUSE LOOP TO INDUSTRIAL WAY WITHIN THE TIMBER YARDS MASTER PLAN AREA

Findings:

- A. On December 1, 2023, Kennedy Wilson (Applicant) submitted an application (PLMISC20230707) requesting to rename portions of SW Division Street and SW Scalehouse Loop to Industrial Way within the Timber Yards Master Plan Area.
- B. The Applicant requested that the City Council initiate the street name change since the request for the street name changes were supported by City staff.
- C. On December 20, 2023, the City Council initiated the street name change and directed staff to process the street name change application.
- D. On January 22, 2024, the Planning Commission held a public hearing and unanimously recommended approval of the street name change to City Council.
- E. On January 24, 2024, the City posted notice of the street name change at the frontage of each affected property and mailed notice to each property owner and the businesses located at these properties. No specific public notice is required per Bend Code 3.90.100.
- F. The City Council held a public hearing on the proposed street name change on February 21, 2024, to consider the Planning Commission recommendation.
- G. The street name change meets the criteria in Bend Code 3.90.100.E.

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

- Section 1. The street names shall be changed as depicted in Exhibit A.
- Section 2. In addition to the findings set forth above, the City Council adopts and incorporates the findings in Exhibit B.
- Section 3. If any provision, section, phrase or word of this resolution or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.
- Section 4. This resolution takes effect immediately on passage. The street name changes approved by this resolution will become effective 90 days after approval.

Adopted by a vote of the Bend City Council on February 21, 2024.

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

NO: none



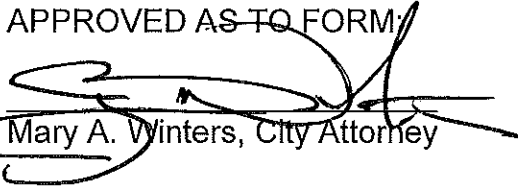
Melanie Kebler, Mayor

ATTEST:

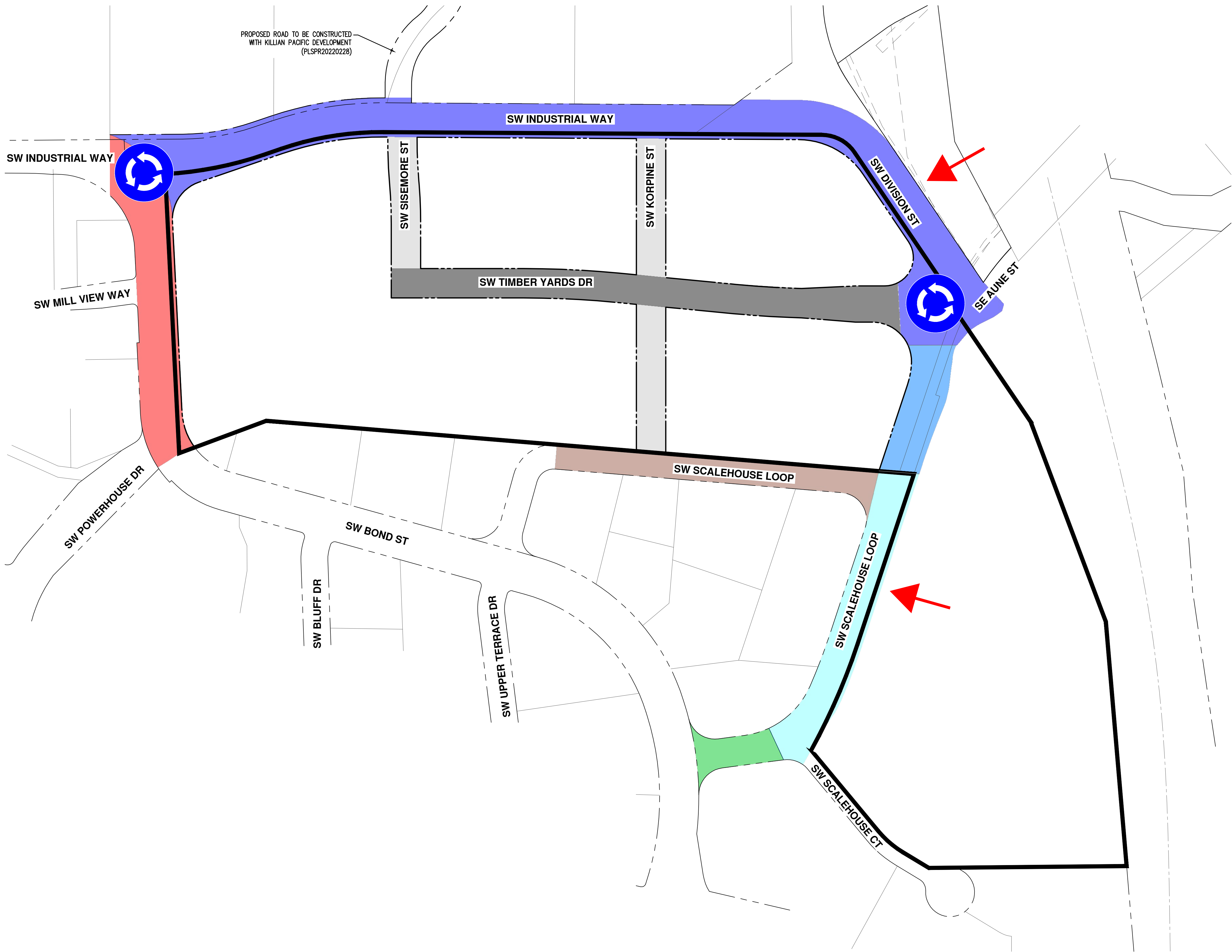


Robyn Christie, City Recorder

APPROVED AS TO FORM:



Mary A. Winters, City Attorney



PROPOSED ROAD TO BE CONSTRUCTED
 WITH KILLIAN PACIFIC DEVELOPMENT
 (PLSPR20220228)

LEGEND

- TIMBER YARDS MASTER PLAN BOUNDARY
- FUTURE ROUNDABOUT

N

SCALE: 1"=100 FEET

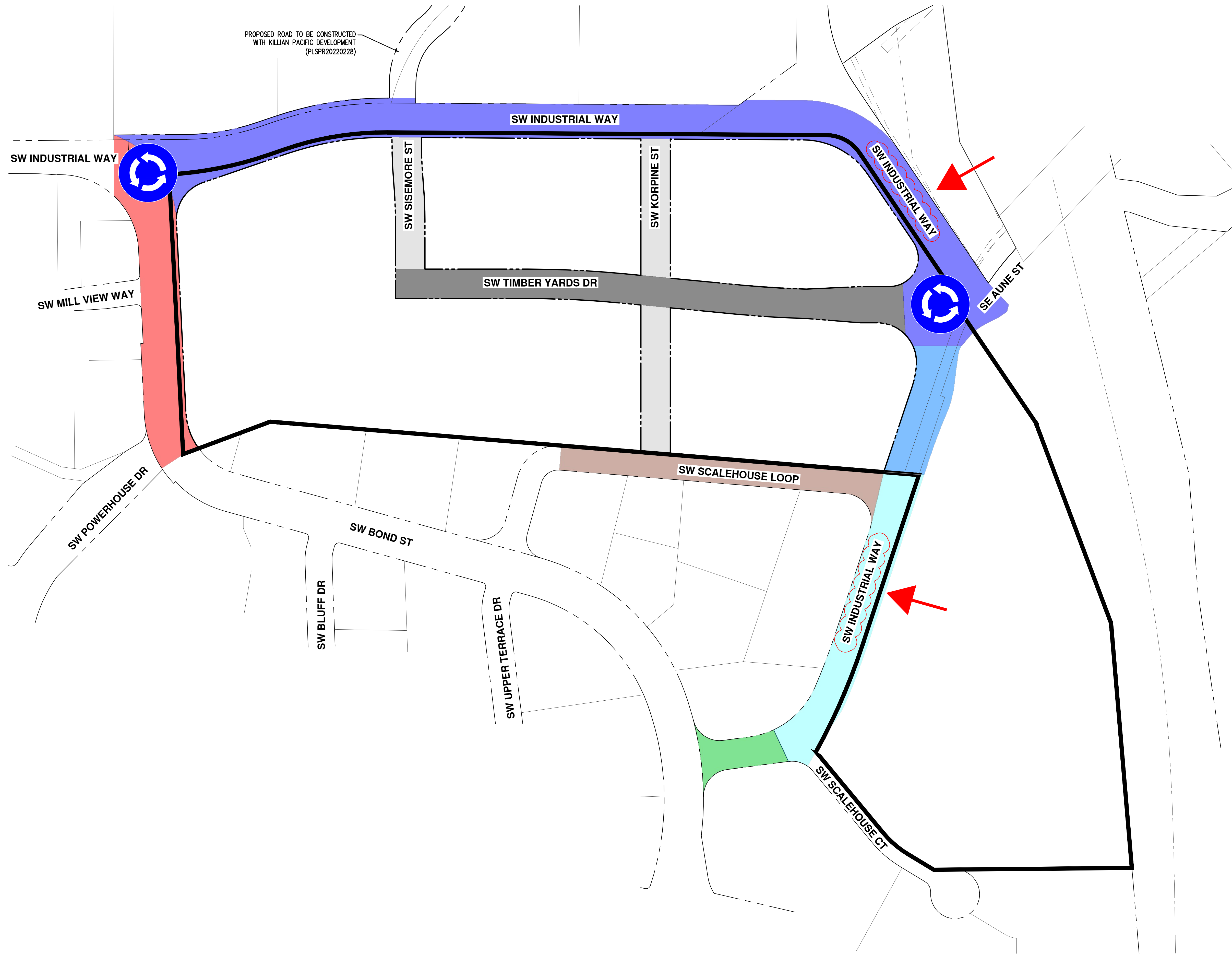
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EXISTING STREET NAMES

BEND, OREGON

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

JOB NUMBER:	9293
DATE:	11/30/2023
DESIGNED BY:	MDS
DRAWN BY:	BOR
CHECKED BY:	BLW



LEGEND

- TIMBER YARDS MASTER PLAN BOUNDARY
- FUTURE ROUNDABOUT

N

SCALE: 1"=100 FEET

ORIGINAL PAGE SIZE: 22" x 34"

PROPOSED STREET NAMES

BEND, OREGON

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER:	9293
DATE:	12/8/2023
DESIGNED BY:	MDS
DRAWN BY:	BOR
CHECKED BY:	BLW

**PLANNING COMMISSION RECOMMENDATION
TO THE CITY COUNCIL**



**COMMUNITY
DEVELOPMENT**

PROJECT NUMBER: PLMISC20230707

HEARING DATE: February 21, 2024

APPLICANT: Kennedy Wilson
503 32nd St, Suite 120
Newport Beach, CA 92663

**PLANNING/
ENGINEERING:** AKS Engineering & Forestry, LLC
Joey Shearer, AICP
Brian Wilkinson, PE

LOCATION: Division Street and the north/south portion of Scalehouse Loop,
within the Korpine Opportunity Area and Timber Yards Master
Plan

REQUEST: Application for a street name change per Bend Code Chapter
3.90.

STAFF REVIEWER: Karen Swenson, AICP, Senior Planner
(541) 388-5567; kswenson@bendoregon.gov

APPLICABLE REVIEW CRITERIA, STANDARDS AND PROCEDURES:

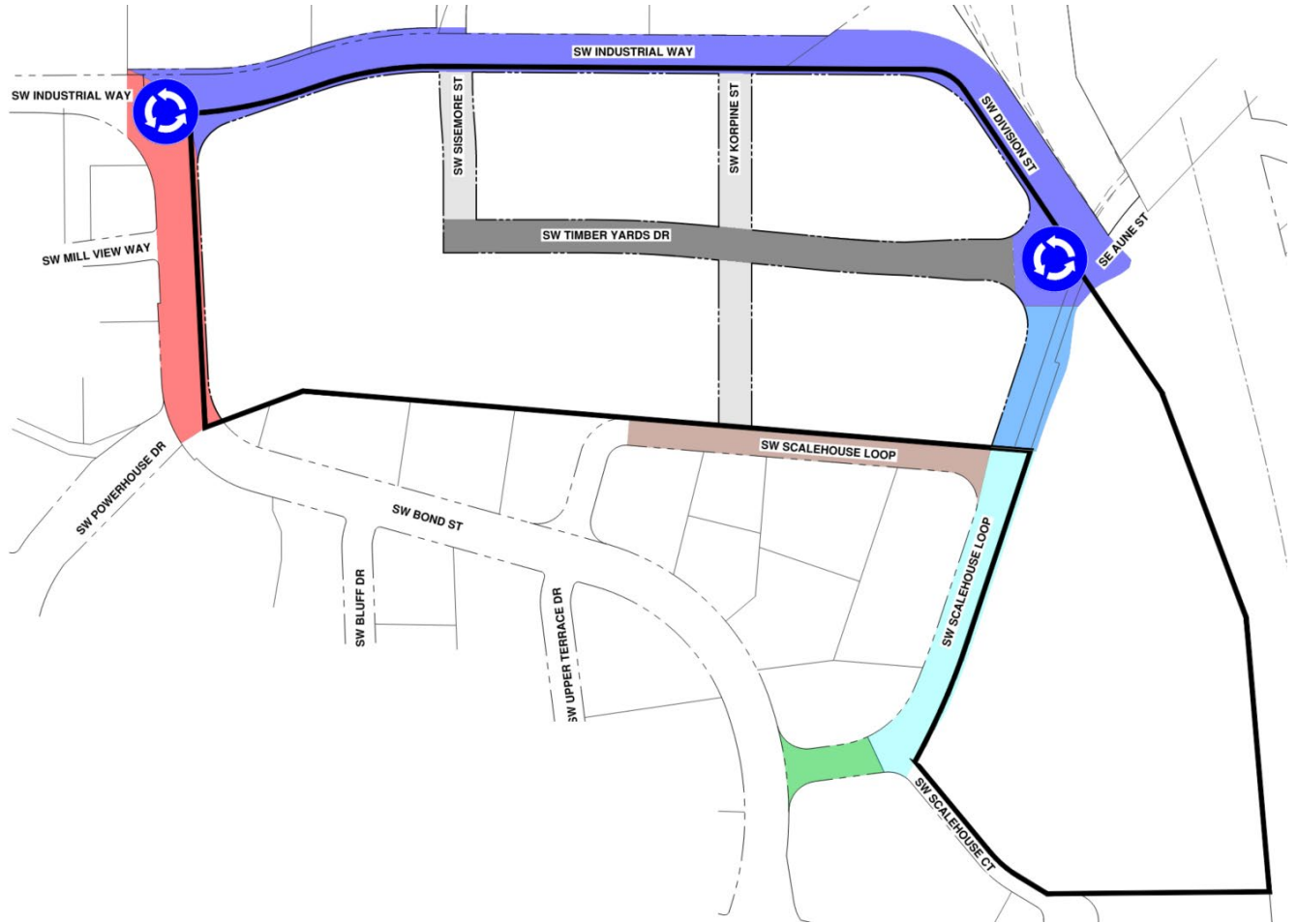
Bend Municipal Code

Criteria and Procedure

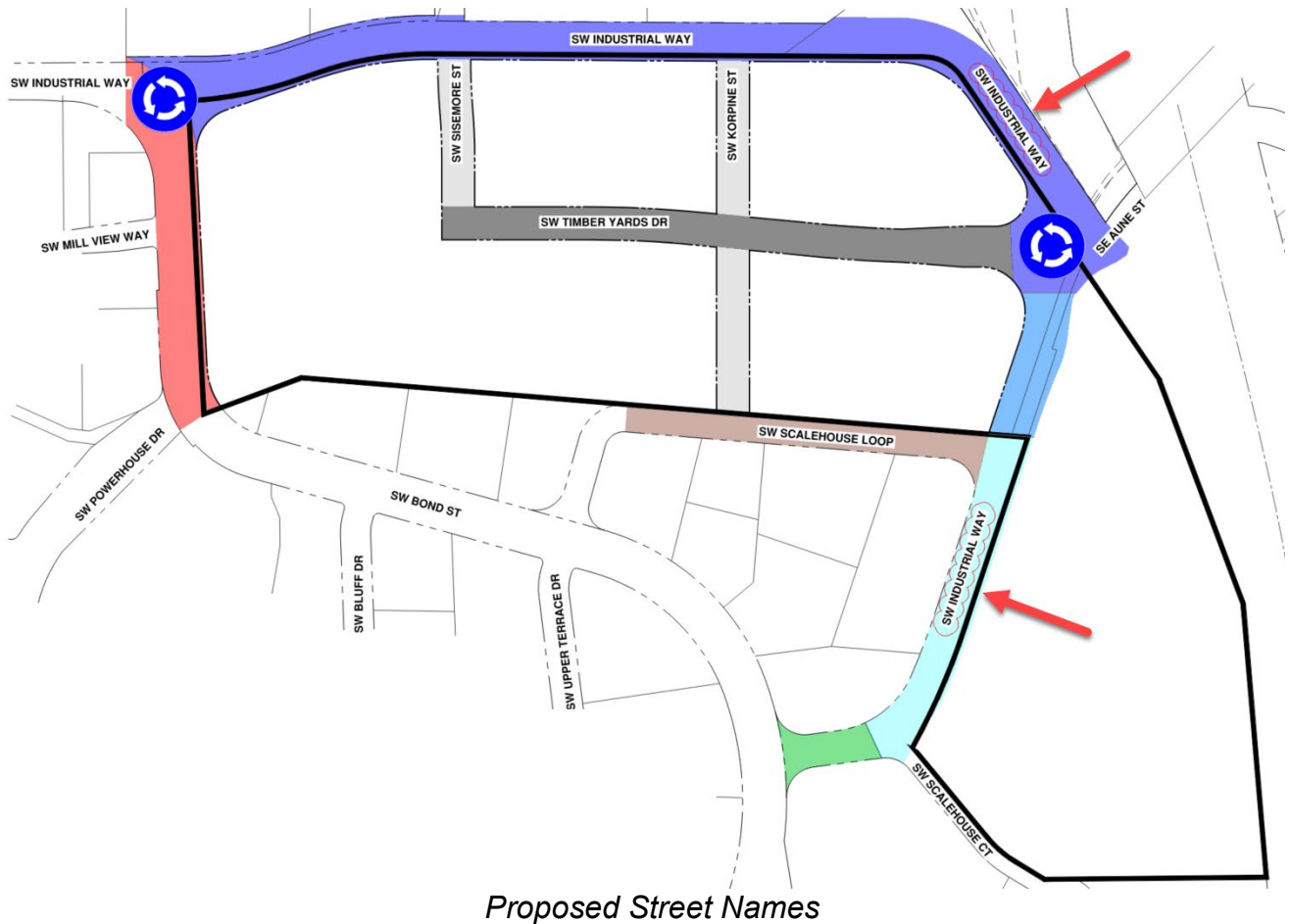
Chapter 3.90, Street Names and Address Numbers

FINDINGS OF FACT:

- 1. LOCATION:** The streets to be renamed are located within the Timber Yards Master Plan which is within the KorPine Opportunity Area.
- 2. PROPOSAL:** The applicant proposes a street name change for the collector street abutting and within the Timber Yards master plan for continuity once the roadway is fully dedicated and constructed to City standards. Division Street and the north/south section of Scalehouse Loop is proposed to be renamed Industrial Way as shown in the exhibits below.



Existing Street Names



3. PUBLIC NOTICE AND COMMENTS: Bend Code Chapter 3.90 does not require general public notice of a proposed street name change. However, the applicant posted Notice of Proposed Development signs along the property frontages of the affected properties/businesses. These notices were posted for more than 10 days prior to the January 22, 2024 Planning Commission hearing date and the February 21, 2024 City Council hearing date.

The City of Bend Planning Division also mailed notice of the Planning Commission and City Council public hearings to owners of record and addresses of property affected by the street name change, as shown on the most recent property tax assessment roll, and to the Southern Crossing Neighborhood Association representative, at least 21 days prior to each public hearing.

No written comments were received in response to the public notice. One member of the public expressed support for the application during the Planning Commission public hearing. A representative from Crux contacted the staff reviewer to ask the impetus for this street name change. Once the staff reviewer explained the reasons expressed in this report, the representative had no further questions or concerns.

- 4. APPLICATION ACCEPTANCE DATE:** This Type III application and associated submittal materials were submitted on December 1, 2023. The application was deemed complete on December 7, 2023. This application is not a land use decision and is thus exempt from the 120-day review time limitation for final decision.

APPLICATION OF THE CRITERIA:

Bend Municipal Code

TITLE 3 RIGHTS OF WAY AND CITY PROPERTY

CHAPTER 3.90 STREET NAMES AND ADDRESS NUMBERS

CHAPTER 3.9.010 Purpose.

The purpose of this chapter is to provide standards and processes for assigning street names and address numbers. Accurate and identifiable street names and building numbers facilitate the location of buildings by emergency service providers and others.

CHAPTER 3.9.100 Renaming Streets.

- A. Process.** The Bend City Council or the Planning Commission may initiate changing the name of any street within the City. A property owner may request a change in the name of a street on which they own property by filing an application with the City. A request for a street name change shall be first considered by the Planning Commission, which shall make a recommendation to City Council after a public hearing. The City Council shall hold a public hearing to consider the Planning Commission recommendation and adopt any street name change by resolution. The new name will become effective 30 days after the resolution is approved for residential properties and 90 days after approval for commercial and industrial properties.

FINDING: The City Council initiated the street name change on December 20, 2023 on behalf of the applicant since the street name change was at the request of City staff. The Planning Commission will receive public comment on the proposed name change on January 22, 2024 and make a recommendation to City Council. Because there are only commercial properties affected, the effective date will occur 90 days after approval of the street name change.

- E. Criteria for Name Selection When an Existing Street Name Is Changed.** The Planning Commission and City Council shall base their decision on the following criteria in determining whether or not an existing street name shall be changed:
- 1. The street name causes confusion and a new name will improve or clarify the identification of the area.**

FINDING: Upon construction of the required Timber Yards street improvements, over the course of approximately 0.6 miles, SW Industrial Way will become SW Division Street and then SW Scalehouse Loop south of the SW Timber Yards Drive/SW Scalehouse

Loop/SE Aune Street roundabout. These three street segments effectively form a looped connection to SW Bond Street. The lack of clearly defined transitions between the three street segments will likely cause confusion once the street improvements are completed. Renaming the segments of SW Division Street and SW Scalehouse Loop will avoid confusion, improve and clarify street identification, and enhance wayfinding in the area. Therefore, the criterion is met.

- 2. The street name sounds like another street name or is spelled similarly and causes confusion.**
- 3. The street name is a word other than a proper name that is deliberately misspoken or misspelled to emphasize a pun or other frivolous association with another word or slang term, resulting in confusion.**

FINDING: These criteria do not apply.

- 4. The street is known by more than one name.**

FINDING: As described above, there is no clear differentiation between the three street segments: SW Industrial Way, SW Division Street and SW Scalehouse Loop. When these street improvements are completed, it is likely that someone traveling these three segments would experience them as a single street with more than one name. The street name change of the two segments to SW Industrial Way will provide consistency and clarity, and will avoid wayfinding problems that could also hinder emergency response. The criterion is met.

- 5. The street is different than the name of the street of which it is a continuation or the street is in more than one section interrupted by topographical barriers.**

FINDING: This criterion does not apply.

PLANNING COMMISSION RECOMMENDATION: Based on the application materials submitted by the applicant, and the findings in this report which are based on the applicant's narrative addressing the relevant criteria for approval, the Planning Commission recommends that the Bend City Council approve the proposed street name change.