

Agenda

Bend Planning Commission

Monday, October 14, 2024

City Council Chambers, Bend City Hall
710 NW Wall, Bend, Oregon



CITY OF BEND

The hybrid meeting starts at 5:30 p.m. in person and virtually via Zoom.

The public is invited to attend in person or watch online:

<https://www.bendoregon.gov/government/committees/planning-commission>

For those participating online, attendees register by clicking the Zoom link below to receive a link to the meeting.

Zoom Online Meeting Link: https://bendoregon.gov.zoom.us/webinar/register/WN_WnBSInWIQKe2Li9WK9F15w

You can also copy and paste the Zoom link into your browser.

Call-in Phone Number: 1-888-788-0099

Webinar ID: 885 2563 8008

Passcode: 416814

YouTube Livestream Link : <https://youtube.com/live/enZZnblJUnM?feature=share>

ROLL CALL:

- Margo Clinton – Chair
- Scott Winters – Vice Chair
- Bob Gressens
- Suzanne Johannsen
- Nathan Nelson
- Jeff Payne

1. VISITORS:

2. WORK SESSION

- 2.1. PLTEXT20240514** - Legislative text amendments to Bend Development Code (BDC) Table 2.2.300 to remove new auto-dependent uses from the Convenience Commercial (CC) zoning district and to amend BDC 3.6.500, Short-Term Rentals, to subject properties within the Neighborhood Commercial (CN) zoning district to the same Short-Term Rental review process as the underlying Residential Land Use Designation.

Senior Planner, Beth LaFleur – elafleur@bendoregon.gov

Meeting Materials:

[Transmittal Memo](#)

[Exhibit A - Draft BDC Amendments](#)

- 2.2. PLTEXT20240523** - Legislative text amendments to the Bend Development Code (BDC) primarily to implement certain Oregon state laws and legislation to facilitate housing development.

Senior Planner, Pauline Hardie – phardie@bendoregon.gov

Meeting Materials:

[Transmittal Memo](#)

[Exhibit A - Draft BDC Amendments](#)

[Exhibit B - Unlocking Infill: More Housing in More Places](#)

3. QUASI-JUDICIAL PUBLIC HEARING

[PLCPMA20240503](#) – Comprehensive Plan Map Amendment to adjust the locations of lands designated Industrial General (IG), Commercial Limited (CL), Commercial General (CG), and High Density Residential (RH) within the Stevens Ranch Master Plan. The Stevens Ranch Transportation Mitigation Table and Sign District map are also proposed for updates to align with the Comprehensive Plan/Zoning Map changes.

Senior Planner, Karen Swenson - kswenson@bendoregon.gov

Suggested Motion:

I move to recommend that the City Council approve the Stevens Ranch Master Plan Comprehensive Plan Map Amendment as presented in Exhibit A, the Development Code amendment in Exhibit B, and the Sign District Map in Exhibit C with the findings as recommended by City staff in Exhibit D.

Meeting Materials:

[Transmittal Memo](#)

[Exhibit A – Existing and Proposed Comprehensive Plan and Zoning Maps](#)

[Exhibit B – Proposed Stevens Ranch Master Plan Development Code](#)

[Exhibit C – Proposed Sign District Map](#)

[Exhibit D - Staff Report and Draft Findings](#)

Quasi-Judicial Meeting Procedures:

1. Open the hearing
2. Statement of pre-hearing contacts, bias, prejudice or personal interest
3. Challenge for bias, prejudgment or personal interest
4. Staff will explain the procedural requirements of State Law
5. Staff Report
6. Applicant's presentation
7. Testimony by those in favor of the application
8. Testimony by those neutral
9. Testimony by those opposed to the application
10. Applicant rebuttal
11. Close public hearing
12. Staff comments
13. Deliberation
14. Motion to approve, approve with conditions or deny the request
15. Nominate Planning Commissioner to bring recommendation to Council

4. LEGISLATIVE PUBLIC HEARING

[PLTEXT20240451](#) – Legislative text amendments to the Bend Code to update the definition and boundary of Sign District 6 based on recent changes to the Bend Parkway alignment - Bend Code Chapter 9.50 Signs.

Principal Planner, Amy Barry – abarry@bendoregon.gov

Associate Planner, Kim Voos - kvoos@bendoregon.gov

Suggested Motion: *I move to recommend that the City Council approve the Legislative amendments to Bend Code Chapter 9.50 Signs, to update the boundary of Sign District 6 as presented in Exhibit A with the findings as recommended by City staff in Exhibit B.*

Meeting Materials:

[Transmittal Memo](#)

[Exhibit A – Draft Bend Code Amendment - Ch 9.50 Signs](#)

[Exhibit B – Staff Report and Draft Findings](#)

Legislative Meeting Procedures:

1. Open the hearing
2. Staff report
3. Public testimony
4. Staff comments
5. Close the public testimony portion of the hearing
6. Deliberation
7. Motion to recommend approval, modification or denial of the request
8. Nominate Planning Commissioner to bring recommendation to Council

5. APPROVAL OF MINUTES:

[June 24, 2024 Draft Minutes](#)

[September 09, 2024 Draft Minutes](#)

6. COMMUNICATIONS:

- a. Reports from Planning Commissioners
- b. Report from the Planning Manager
- c. Report from Community and Economic Development Director
- d. Report from City Attorney

MATERIALS IN ALTERNATE FORMAT REQUEST

Accommodation Information for People with Disabilities

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate formats such as Braille, large print, electronic formats, CD Formats, or any other accommodations are available upon advance request (24 hour notice). Please contact the planning tech group at planningtech@bendoregon.gov or 541-388-5580 Ex- 3, for assistance; Relay Users Dial 7-1-1 and [541-385-6676]. Providing at least three days notice before the event will help ensure availability.

