

Agenda

Bend Planning Commission

Monday, October 28, 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_yZDSKhrmTFSZT9mucou71A

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

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

Webinar ID: 859 9517 0334

Passcode: 936576

YouTube Livestream Link: <https://youtube.com/live/phWFQydh0Uo?feature=share>

ROLL CALL:

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

1. VISITORS:

2. STREET NAME CHANGE PUBLIC HEARING

[PLMISC20240474](#) – Proposed street name change pursuant to Bend Code Chapter 3.90. The existing SW Taylor Court near the OSU-Cascades campus is proposed to be renamed SW Innovation Way.

Senior Planner, Aaron Henson – ahenson@bendoregon.gov

Suggested Motion: *I move to recommend that the City Council approve the proposed street name change, to change SW Taylor Court to SW Innovation Way.*

Meeting Materials:

[Staff Report and Draft Findings](#)

3. LEGISLATIVE PUBLIC HEARING

[PLTEXT20240523](#) – Legislative public hearing on text amendments to the Bend Development Code implementing certain Oregon state laws and legislation to facilitate

housing development. The proposed amendments are to BDC Chapters 1.1, General Administration, 1.2, Definitions, 2.1, Residential Districts, 2.2, Commercial Zoning Districts, 2.3, Mixed-Use Zoning Districts, 2.4, Industrial Zoning Districts, 2.6, Public Facilities Zoning District, 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans, 3.3, Vehicle Parking, Loading and Bicycle Parking, 3.6, Special Standards and Regulations for Certain Uses, 3.8, Development Alternatives, 4.1, Development Review and Procedures, 4.2, Minimum Development Standards Review, Site Plan Review and Design Review, 4.3, Land Divisions and Property Line Adjustments, and they create BDC 3.6.250, Income Qualified Housing and Chapter 5.3, Adjustments. There are also minor amendments throughout for consistency and clarity. (Type IV process with Planning Commission recommendation to City Council.)

Senior Planner, Pauline Hardie – phardie@bendoregon.gov

Suggested Motion: *I move to recommend that the City Council approve the Legislative amendments to the Bend Development Code (BDC) implementing certain Oregon state laws and legislation to facilitate housing development.*

Meeting Materials:

[Transmittal Memo](#)

[Exhibit A: Draft Bend Development Code Amendments](#)

[Exhibit B: Staff Findings and Recommendation to the Planning Commission](#)

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

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

4. LEGISLATIVE PUBLIC HEARING

[PLTEXT20240514](#) - Legislative amendments to Bend Development Code (BDC) Table 2.2.300, Permitted and Conditional Uses, to prohibit 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 Type as the underlying Residential Land Use Designation.

Senior Planner, Beth LaFleur – elafleur@bendoregon.gov

Suggested Motion: *I move to recommend that the City Council approve the Legislative amendments to the Bend Development Code (BDC) to prohibit new auto-dependent uses from the Convenience Commercial (CC) zoning district and to subject properties within the Neighborhood Commercial (CN) zoning district to the same Short-Term Rental Review*

Type as the underlying Residential Land Use Designation.

Meeting Materials:

[Transmittal Memo](#)

[Exhibit A – Draft Code Amendments](#)

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

Legislative Meeting Procedures:

1. Open the hearing
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8. Nominate Planning Commissioner to bring recommendation to Council

5. APPROVAL OF MINUTES:

[September 23, 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.