

Approved Minutes

Bend Planning Commission

Monday, September 23, 2024, 5:30 P.M. Regular Meeting



The hybrid meeting started at 5:35 P.M., in-person and online.

The public was invited to watch online at: www.bendoregon.gov/planningcommission

1. ROLL CALL:

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

Commissioners Present: All Commissioners were present except Commissioner Jeff Payne.

Staff Present: Ian Leitheiser, Assistant City Attorney; Renee Brooke, Planning Manager; Nicolas Lennartz, Associate Planner; Elizabeth Oshel, Assistant City Attorney.

2. VISITORS:

The Chair opened the floor for comments on non-agenda items. Attendees were encouraged to fill out a speaker slip and approach the podium, or raise their hand online, to provide comments.

No public comment was given.

3. QUASI-JUDICIAL PUBLIC HEARING [*POSTPONED AT THE APPLICANT'S REQUEST*]

- 3.1. [PLDR20240213](#): Waterway Overlay Zone (WOZ) application for a second single-unit dwelling on a 1.14-acre property located at 659 NW Silver Buckle in the Residential Low Density (RL) Zone.

Chair Clinton acknowledged that the Quasi-Judicial Public Hearing has been postponed.

4. LEGISLATIVE PUBLIC HEARING:

- 4.1. [PLTEXT20240439](#): Bend Development Code Article IX and Municipal Code Chapter 9.50 Text Amendments to amend the Juniper Ridge Overlay Zone, Employment Sub-District boundary, and the Sign District Map.

Associate Planner, Nicolas Lennartz - nlennartz@bendoregon.gov

Chair Clinton convened the hearing at 5:36 PM.

Associate Planner Nicolas Lennartz gave his [presentation](#) on PLTEXT20240439, which involves amendments to the Juniper Ridge Overlay Zone and the Sign District Map. These amendments affect both the Development Code and Municipal Code. The Juniper Ridge area, approximately 500 acres in the northeast portion of the city, is primarily owned by the city and has been developed to support commercial and industrial employment land.

These amendments were proposed and approved by the Juniper Ridge Owners Association and the Management Advisory Board to facilitate city-led development and better prepare the lands for future projects. The changes are part of a broader effort to streamline the development process in Juniper Ridge.

The proposed amendments include several key updates, the majority of which involve updating figures in the code to reflect the development patterns that have been approved over the past several years. This includes updating maps to show the current rights of way, particularly from large lot plats on the east side of Juniper Ridge.

Another change is the reduction of the employment sub-district area from 306 acres to 126 acres. This reduction aims to simplify development by applying the underlying industrial zone standards to the northern portion of Juniper Ridge, rather than the overlay's special standards. Currently, there is a 100-foot setback requirement in the Employment Sub-District when abutting residential zones. The proposed amendment reduces this to 30 feet, which will better balance the usability of the property, while still upholding appropriate buffering requirements.

Commissioner Nathan Nelson inquired about the impact of reducing setback requirements from 100 feet to 30 feet on developable land. Lennartz explained that this change would significantly increase the usable land area, enhancing the efficiency of both industrial and potential residential developments.

Commissioner Scott Winters raised a question about the alignment of the employment sub-district map with the road, noting a potential misalignment. Assistant City Attorney Elizabeth Oshel explained that this alignment is intentional to maintain the rights negotiated by Les Schwab headquarters when they purchased property in the area.

In addition, the resource identification map is proposed to be updated to remove the northern portion of the employment sub-district from the natural resource identification map. This area includes mapped significant rock outcrops and heritage trees. Future development outside of the revised Employment Sub-District will rely on the recently updated tree preservation standards, which are more protective than the current Juniper Ridge Overlay Zone and Employment

Sub-District codes. This change aims to ensure tree preservation standards that are applied elsewhere in the city.

Commissioner Suzanne Johannsen questioned the rationale behind removing mapped heritage trees and rock outcrops from the resource identification map and expressed concern that removing these features could lead to their disappearance. Staff responded, stating that these resources were initially mapped to inform developers of elements to design around, but with the reduced Employment Sub-District, the northern area will now follow citywide tree preservation standards, which require mapping on a site-by-site basis. Therefore, the intent is to align the resource map with the new boundaries.

Winters noted that the current language in the code regarding heritage trees and rock outcrops serves more as a guideline than a strict requirement, which Lennartz confirmed, explaining that the code lacks strong enforcement provisions for these features.

Lastly, the proposed amendments include updating the sign district map to incorporate all of Juniper Ridge into Sign District 4. This district is designated for areas with primarily commercial, mixed-use, industrial, and institutional uses adjacent to residential areas. The goal is to treat all properties in Juniper Ridge consistently under Sign District 4.

Johannsen asked about the absence of bike lanes in the street cross sections, expressing concern about pedestrian and bicycle safety with the potential of residential development in industrial areas. Staff clarified that the figures being updated are to reflect recent street extension patterns, not to change the actual street sections. Existing cross sections, which include bike lanes on arterial and collector streets, will remain unchanged. Lennartz mentioned ongoing development to establish a multi-use path along the west side of Andesite Street, which could connect to neighborhoods and schools.

Johannsen also asked about the traffic impact analysis (TIA) requirements. Lennartz answered that TIA's are required for developments generating over 700 average daily trips, and this requirement will be assessed during the development planning stage.

Chair Clinton opened the floor for public testimony. No public testimony was provided.

Chair Clinton closed the public hearing at 6:02 pm and the Commissioners deliberated.

Johannsen raised a question about the studies conducted in 2019 and 2020, wondering if the accelerated growth from 2020 to 2024 had impacted the phasing of the Juniper Ridge work plan. Staff explained that the accelerated development was an intended consequence of the recommendations from the Juniper Ridge Management Advisory Board. The reduction of the Employment

Sub-District from 306 acres to 126 acres was part of the plan to facilitate growth and development.

Nelson expressed support for making industrial land more useful by reducing setback requirements from 100 feet to 30 feet, which would increase developable land. Johannsen noted the importance of maintaining industrial land availability.

Commissioner Johannsen moved to recommend approval of PLTEXT20240439. Commissioner Nelson seconded the motion. The motion passed unanimously.

Commissioner Nelson was nominated to present the recommendation to the City Council on October 16th.

5. COMMUNICATIONS:

5.1. Reports From Planning Commissioners

Johannsen announced her absence for the two October meetings.

5.2. Report From Planning Manager

Renee Brooke, Planning Manager, confirmed the next meeting on October 14th, and that it would be long, with two work session items and two public hearings. She also mentioned a potential special meeting on November 4th if needed.

5.3. Report From Community and Economic Development Director

Colin Stephens, CEDD Director, had nothing to report.

5.4. Report From City Attorney

Ian Leitheiser, Assistant City Attorney, had nothing to report.

The meeting was adjourned at 6:13 p.m.

Minutes submitted by Maggie St. Onge