

Agenda

Bend Planning Commission

Monday, January 13, 2025

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_J34nNRS5WY67QfQiFmqA

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

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

Webinar ID: 850 1081 0407

Passcode: 355007

Youtube Livestream Link: <https://youtube.com/live/yT1xNQfOa2c?feature=share>

ROLL CALL:

- Margo Clinton - Chair
- Scott Winters – Vice Chair
- Bob Gressens
- Suzanne Johannsen
- John LaMotte
- Erin Ludden
- Nathan Nelson

1. VISITORS:

2. **WELCOME:** Welcome new Planning Commissioners John LaMotte and Erin Ludden

3. **NOMINATIONS:** Nominate/Elect Planning Commission Chair and Vice Chair for 2025

4. WORK SESSION:

Training: Land Use Processes, Ex Parte Contacts, and Conflicts

5. QUASI-JUDICIAL PUBLIC HEARING:

5.1 [PLTEXT20240374](#) - Bend Comprehensive Plan Text Amendment

Application to amend the text of Bend Comprehensive Plan Policy 11-116 pertaining to affordable housing within the Southwest Urban Growth Boundary (UGB) Expansion Area.

Senior Planner, Aaron Henson – ahenson@bendoregon.gov

Suggested Motion: *I move to recommend that the City Council approve the amendments to Bend Comprehensive Plan Policy 11-116 pertaining to affordable housing within the Southwest Urban Growth Boundary (UGB) Expansion Area, with the*

draft findings provided by staff.

Meeting Materials

[Transmittal Memo](#)

[Staff Recommendation to the Planning Commission](#)

Quasi-Judicial Meeting Procedures:

1. Open the hearing
2. Statement of pre-hearing contacts, bias, prejudice or personal interest
3. Challenge for bias, pre-judgment 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

5.2 [PLSPD20240372](#) – Ponderosa Master Plan

Application to amend Bend Development Code Chapter 2.7 (Special Planned Districts, Refinement Plans, Area Plans and Master Plans) to add the Ponderosa Master Plan, a major community master plan for ±40.7 acres located on the west side of S Hwy 97 between Ponderosa Street and Rocking Horse Road.

Senior Planner, Aaron Henson – ahenson@bendoregon.gov

Suggested Motion: *I move to recommend that the City Council amend the Bend Development Code to add the proposed Ponderosa Master Plan, with the draft findings provided by staff.*

Meeting Materials

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6. APPROVAL OF MINUTES:

[**October 28, 2024 Draft Minutes**](#)

7. 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.

