

## Agenda

### Bend Planning Commission

**Monday, March 24, 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-qov.zoom.us/webinar/register/WN\\_tISGrry4QuubK33hplThiq](https://bendoregon-qov.zoom.us/webinar/register/WN_tISGrry4QuubK33hplThiq)

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

**YouTube Livestream Link:** <https://youtube.com/live/cPTVwC7U0Es?feature=share>

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

**Webinar ID:** 823 7311 6540

**Passcode:** 710757

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#### ROLL CALL:

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

#### 1. VISITORS:

#### 2. QUASI-JUDICIAL PUBLIC HEARING

**PLTEXT20240724:** Stone Creek Master Plan Text Amendment to redesignate 1.11 acres in the Public/Community Use subdistrict to Multi-Unit Housing

**Planner:** Senior Planner, Karen Swenson - [kswenson@bendoregon.gov](mailto:kswenson@bendoregon.gov)

**Suggested Motion:** *I move to recommend that the City Council approve the Stone Creek Master Plan Text Amendment as presented in Exhibit A with the findings as recommended by City staff in Exhibit B.*

#### Meeting Materials

[Transmittal Memo](#)

[Exhibit A – Proposed Text Amendment to Stone Creek Masterplan](#)

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

### 3. QUASI-JUDICIAL PUBLIC HEARING

**PLTEXT20250071**: OSU-Cascades Overlay Zone Text Amendment to modify subdistrict boundaries, increase building height in the Innovation District, realign Innovation Way, specify application of architectural standards, and modify the landscaping standards.

**Planner:** Senior Planner, Karen Swenson - [kswenson@bendoregon.gov](mailto:kswenson@bendoregon.gov)

**Suggested Motion:** *I move to recommend that the City Council approve the OSU-Cascades Overlay Zone Text Amendments as presented in Exhibit A with the findings as recommended by City staff in Exhibit B.*

#### **Meeting Materials**

[Transmittal Memo](#)

[Exhibit A – Proposed Text Amendment to OSU-Cascades Master Plan Overlay](#)

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

#### **Conduct of Quasi-Judicial Hearings before the Planning Commission**

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

### 4. APPROVAL OF MINUTES: [January 27, 2025, Minutes](#)

### 5. 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](mailto: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.