

## Agenda

### Bend Planning Commission

**Monday, April 14, 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>

**Youtube Livestream Link:** <https://youtube.com/live/xwxBqfE6WIM?feature=share>

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\\_I54U5Rp\\_QGqA2noYsi22wg](https://bendoregon.gov.zoom.us/webinar/register/WN_I54U5Rp_QGqA2noYsi22wg)

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

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

**Webinar ID:** 853 2775 0911

**Passcode:** 921123

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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 HEARINGS

- 2.1 [PLWOZ20240711](#): Proposal for a new single-unit dwelling in the Waterway Overlay Zone at 1714 NW Steidl Road.

**Associate Planner, Michelle Patrick –** [mpatrick@bendoregon.gov](mailto:mpatrick@bendoregon.gov)

**Suggested Motion:** *I move to approve the Waterway Overlay Zone application PLWOZ20240711 for a new single-unit dwelling at 1714 NW Steidl Road based on the findings and subject to the conditions recommended by staff.*

### Meeting Materials

[Transmittal Memo](#)

[Exhibit A - Staff Findings and Recommendation to the Planning Commission](#)

**2.2 [PLDR20240213](#):** Proposal for a second, detached single-unit dwelling in the Waterway Overlay Zone at 659 NW Silver Buckle

**Senior Planner, Aaron Henson – [ahenson@bendoregon.gov](mailto:ahenson@bendoregon.gov)**

**Suggested Motion:** *I move to approve the Waterway Overlay Zone application PLDR20240213 for a second, detached single-unit dwelling at 659 NW Silver Buckle based on the findings and subject to the conditions recommended by staff.*

**Meeting Materials**

[Transmittal Memo](#)

[Exhibit A - Staff Findings and Recommendation to the Planning Commission](#)

**2.3 Public Hearing/Recommendation to Council – Site-Specific Tax Increment Finance Plans**

**Urban Renewal Manager, Jonathan Taylor – [jtaylor@bendoregon.gov](mailto:jtaylor@bendoregon.gov)**

**Suggested Motion:** *I move to recommend that the City Council approve the Britta Ridge Tax Increment Finance Plan, the Century Tax Increment Finance Plan, and the Veridian Tax Increment Finance Plan based on draft findings that the plans conform to the City of Bend Comprehensive Plan.*

**Meeting Materials**

[Transmittal Memo](#)

[Exhibit A – Britta Ridge Staff Report](#)

[Exhibit B - Britta Ridge TIF Plan](#)

[Exhibit C - Report Accompanying Britta Ridge TIF Plan](#)

[Exhibit D – Century Staff Report](#)

[Exhibit E - Century TIF Plan](#)

[Exhibit F - Report Accompanying Century TIF Plan](#)

[Exhibit G- Veridian Staff Report](#)

[Exhibit H – Veridian TIF Plan](#)

[Exhibit I - Report Accompanying Veridian TIF Plan](#)

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

- a. Open the hearing
- b. Statement of pre-hearing contacts, bias, prejudice or personal interest
- c. Challenge for bias, prejudgment or personal interest
- d. Staff will explain the procedural requirements of State Law
- e. Staff report
- f. Applicant's presentation
- g. Testimony by those in favor of the application
- h. Testimony by those neutral
- i. Testimony by those opposed to the application

- j. Applicant rebuttal
- k. Close public hearing
- l. Staff comments
- m. Deliberation
- n. Motion to approve, approve with conditions, or deny the request

**3. APPROVAL OF MINUTES:** [February 10, 2025 Draft Minutes](#)

**4. 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.