

Approved Minutes

Bend Planning Commission

Monday, March 10, 2025 5:30 P.M. Regular Meeting



COMMUNITY
DEVELOPMENT

The hybrid meeting started at 5:30 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
- John LaMotte
- Erin Ludden
- Nathan Nelson

Commissioners Present: All Commissioners were present except Commissioner Bob Gressens

Staff Present: Urban Renewal Manager Jonathan Taylor, Senior Assistant Attorney Elizabeth Oshel, Planning Manager Renee Brooke, CEDD Director Colin Stephens, Chief Operations Officer Russell Grayson.

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. WORK SESSION: Overview of Oregon Revised Statute (ORS) Chapter 457, Tax Increment Financing, and the City's Site-Specific Program

Staff: Jonathan Taylor, Urban Renewal Project Manager,
jtaylor@bendoregon.gov

Elizabeth Oshel, Senior Assistant Attorney,
eoshel@bendoregon.gov

Urban Renewal Manager Taylor gave his [presentation](#) with assistance from Elizabeth Oshel, the legal representative for the Bend Urban Renewal Agency. Urban Renewal Manager Taylor and Senior Assistant Attorney Oshel conducted a high-level work session with the Commission that addressed concepts of urban renewal, Tax Increment Financing (TIF), and the four proposed site-specific Tax Increment Financing projects. Taylor explained that urban renewal is funded by TIF, a mechanism that uses future tax revenues to invest funds within a defined area and address blight. This process is authorized by Oregon Revised Statute Chapter 457 and the Housing Act of 1949, with the City Council acting as the governing board.

Commissioners posed a range of questions to staff during and after the presentation. They inquired about the criteria for selecting optimal locations or projects for the City's site-specific TIF program, the process for removing acreage from TIF allocation, how TIF funds are prioritized and expended, how TIF could be used to enhance affordable housing availability and aid in achieving Council goals.

Staff worked together to address Commissioners' questions and concerns.

4. APPROVAL OF MINUTES:

The Planning Commission approved the January 13, 2025, meeting minutes.

5. COMMUNICATIONS:

5.1. Reports From Planning Commissioners

Chair Clinton reported on the Ponderosa Master Plan that was before the City Council on February 19.

5.2. Report From Planning Manager

Renee Brooke, Planning Manager, provided an update on the upcoming Planning Commission meetings. She mentioned that the two items on the March 24th Agenda would consist of amendments to existing master plans, (Stone Creek and OSU). The April 14th meeting would include a recommendation to Council on the site specific TIF plans that were discussed during today's work session as well as two Waterway Overlay Zone (WOZ) applications.

5.3. Report From Community and Economic Development Director

Colin Stephens, CEDD Director, provided a brief update on the Ponderosa Mater Plan and annexation project that Chair Clinton had addressed during her report. He mentioned that the City Council had approved the second reading of the related ordinances during their latest meeting, and it would be effective as of April 4, 2025.

Director Stephens also informed the Commission that he had filled the Urban Forester position that was approved by the City Council and that the start date for the position will be on May 27, 2025.

5.4. Report From City Attorney

None.

The meeting was adjourned at 7:29 p.m.

Minutes submitted by Cristopher Oliveira