

## Agenda

### Bend Planning Commission

**Monday, May 12, 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/gnQ2s3VuNws?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\\_wVZjsEpdReaWqAr\\_6hWiWw](https://bendoregon.gov.zoom.us/webinar/register/WN_wVZjsEpdReaWqAr_6hWiWw)

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

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

**Webinar ID:** 894 6530 6008

**Passcode:** 305812

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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

**PLDR20240213:** Proposal for a second, detached single-unit dwelling in the Waterway Overlay Zone at 659 NW Silver Buckle (deliberation only, continued from April 14)

**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](#)

**Procedural Note:** This public hearing opened on April 14, 2025. On that day, the Planning Commission took oral testimony and left the record open for written testimony only. The following deadlines for written testimony were established:

- Up until April 21 at 5:00 PM – Additional testimony from any party allowed
- Up until April 28 at 5:00 PM – Responses to additional testimony by any party allowed
- Up until May 5 at 5:00 PM – Final rebuttal/argument by Applicant only

The project record can be viewed in the City's Online Permit Center Portal at [permitcenter.bendoregon.gov](http://permitcenter.bendoregon.gov). Select the *Application Search* link under the *Land Use Applications* header and enter the project number PLDR20240213 in the search bar.

The purpose of this continued meeting is for the Planning Commission to deliberate and vote; there will not be an opportunity for oral testimony. The portions of the public hearing that have been concluded are struck out below:

- 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: [March 24, 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.