

# Agenda

## Bend Planning Commission

**Monday, September 22, 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/A7T5fiWat78?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\\_H\\_j1AT\\_iQ\\_K2ZpMcVVcd8w](https://bendoregon.gov.zoom.us/webinar/register/WN_H_j1AT_iQ_K2ZpMcVVcd8w)

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

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

**Webinar ID:** 827 7626 6772

**Passcode:** 384211

---

### ROLL CALL:

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

### 1. VISITORS:

### 2. LEGISLATIVE PUBLIC HEARING

**[PLTEXT20250392](#):** Legislative text amendments to the Bend Development Code (BDC) to keep standards relevant, processes efficient, and to identify opportunities for improvements. The proposed amendments are to Chapters 1.0, How to Use the Development Code, 1.1, General Administration, 1.2, Definitions, 2.1, Residential Districts, 2.2, Commercial Zoning Districts, 2.3, Mixed-Use Zoning Districts, 2.4, Industrial Zoning Districts, 2.6, Public Facilities Zoning District, 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans, 2.8, Urbanizable District, 3.1, Lot, Parcel and Block Design, Access and Circulation, 3.2, Landscaping, Street Trees, Fences and Walls, 3.3, Vehicle Parking, Loading and Bicycle Parking, 3.4, Public Improvement Standards, 3.5, Other Design Standards, 3.6, Special Standards and Regulations for Certain Uses, 3.8, Development Alternatives, Title 4, Applications and Review Procedures, 4.0, Applications and Review Procedures, 4.1, Development Review and Procedures, 4.2, Minimum Development Standards Review, Site Plan Review and Design Review, 4.3, Land Divisions and Property Line Adjustments, 4.4, Conditional Use Permits, 4.5, Master Plans, 4.6, Land Use District Map and Text Amendments, 4.7, Transportation Analysis, 4.8, Transportation and Parking Demand Managements (TPDM) Plan, 4.9, Annexations, (new) 4.10,

Interpretations and Determinations, 5.1, Variances, 5.2, Nonconforming Uses and Developments, and 5.3, Adjustments.

**Senior Planner, Pauline Hardie** – [phardie@bendoregon.gov](mailto:phardie@bendoregon.gov)

**Suggested Motion:** *I move to recommend that the City Council approve the Legislative amendments to the Bend Development Code (BDC) to keep standards relevant, processes efficient, and to identify opportunities for improvements.*

### **Meeting Materials**

[Planning Commission Transmittal Memorandum](#)

[Exhibit A: Draft Bend Development Code Amendments](#)

[Exhibit B - City of Bend Planning Division Staff Findings and Recommendation to the Planning Commission](#)

### **Legislative Hearing Procedures before the Planning Commission:**

1. Open the hearing
2. Staff report
3. Public testimony
4. Staff comments
5. Close the public testimony portion of the hearing
6. Deliberation
7. Motion to recommend approval, modification or denial of the request
8. Nominate Planning Commissioner to bring recommendation to Council

### **3. COMMUNICATIONS:**

- a. Reports from Planning Commissioners
- b. Report from the Planning Manager
- c. Report from Community 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.