

Agenda

Bend Planning Commission

Monday, October 27, 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/F1wkKo0rnr8?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-zoom.us/webinar/register/WN_NLVn-TTOSRSKkVtZlwMF7w

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

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

Webinar ID: 856 9563 6658

Passcode: 480058

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

PLWOZ20250412/PLVAR20250413/PLVAR20250414: A Waterway Overlay Zone application to demolish and reconstruct/expand an existing single-unit dwelling and attached garage at 424 NW Columbia St., located in the Residential Standard Density (RS) Zone. Also included are a Class B Variance application to reduce the required front setback of 20 feet to 5 feet and a Class A Variance application to reduce the required side setback of 5 feet to 3.75 feet.

Planner: Alexa Repko, Associate Planner, arepko@bendoregon.gov

Suggested Motion: *I move to approve the proposed Waterway Overlay Zone application at 424 NW Columbia St., to demolish and reconstruct/expand an existing single-unit dwelling, with a Class B Variance to reduce the required front setback, and a Class A Variance to reduce the required side setback, with the findings and conditions recommended by staff.*

Meeting Materials

[Planning Commission Transmittal Memorandum](#)

[Exhibit A, PLWOZ20250412, PLVAR20250413 & PLVAR20250414 Staff Recommendation](#)

Quasi-Judicial Public Hearing Procedures

- 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: [August 11, 2025 Minutes](#) and [August 25, 2025 Minutes](#)

4. 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 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.

