

Agenda

Bend Planning Commission

Monday, November 10, 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/WUSZ_eISW4M?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_Fb3Fy-CzQLmQIHOQWTuf_w

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

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

Webinar ID: 829 0294 5982

Passcode: 823504

ROLL CALL:

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

1. VISITORS:

2. WORK SESSION

2.1 PLTEXT20250591 – Bend Comprehensive Plan Amendment

Proposed amendments to the text of the Bend Comprehensive Plan, including: 1) adoption of a 2025 Stormwater Public Facility Plan to replace the 2014 Stormwater Public Facility Plan as Appendix H to the Comprehensive Plan; and 2) amendments to the text of Chapter 8 of the Comprehensive Plan, Public Facilities and Services, to update the Storm Drainage Facilities and Systems section.

Senior Project Engineer, Austin Somhegyi - asomhegyi@bendoregon.gov

Meeting Materials

[2025 Stormwater Public Facility Plan – Text Amendments to Bend Comprehensive Plan](#)

3. QUASI-JUDICIAL PUBLIC HEARING

3.1 [PLSPD20250374](#) – Union Master Plan

A Major Community Master Plan for a 45.27-acre site in the Residential Standard Density (RS), Residential Medium Density (RM), Residential High Density (RH), and Mixed Employment (ME) zones located at the intersection of SE 15th Street and Murphy Road.

Associate Planner, Nicolas Lennartz - nlennartz@bendoregon.gov

Suggested Motion: *I move to recommend that the City Council amend the Bend Development Code to add the proposed Union Master Plan with amended Figure 2.7.5120 and Figure 2.7.5160 to provide a street connection in lieu of the multi-modal pathway connecting Streets A and E, as supported by the draft findings provided by staff.*

Meeting Materials

[Planning Commission Transmittal Memorandum](#)

[Exhibit A – Staff Recommendation to the Planning Commission](#)

Quasi-Judicial Public Hearing Procedures

1. Open the hearing
2. Statement of pre-hearing contacts, bias, prejudice or personal interest
3. Challenge for bias, pre-judgment or personal interest
4. Staff will explain the procedural requirements of State Law
5. Staff report
6. Applicant's presentation
7. Testimony by those in favor of the application
8. Testimony by those neutral
9. Testimony by those opposed to the application
10. Applicant rebuttal
11. Close public hearing
12. Staff comments
13. Deliberation
14. Motion to recommend that Council approve, approve with conditions, or deny the request
15. Nominate a Commissioner to appear at the City Council hearing

4. APPROVAL OF MINUTES:

[September 8, 2025 Draft Minutes](#) and [September 22, 2025 Draft Minutes](#)

5. 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.