

RESOLUTION NO. 3403

A RESOLUTION OF THE CITY COUNCIL RENAMING SW TAYLOR COURT TO SW INNOVATION WAY

Findings:

- A. On August 13, 2024, OSU-Cascades (Applicant) submitted an application (PLMISC20240474) requesting to rename SW Taylor Court to SW Innovation Way.
- B. On October 16, 2024, the Applicant submitted the signatures of 100 percent of the owners of property abutting the street proposed to be renamed, signifying they agree with the proposed name change. The application was accepted as complete on that date.
- C. On October 28, 2024, the Planning Commission held a public hearing and unanimously recommended approval of the street name change to City Council.
- D. On November 4, 2024, the City mailed notice of the City Council public hearing on the proposed street name change to surrounding owners of record and addresses of property within 500 feet of SW Taylor Court, as shown on the most recent property tax assessment roll, and to the designated representatives of the Century West and Southern Crossing Neighborhood Districts. No specific public notice of the proposed street name change is required per Bend Code 3.90.100.
- E. On November 20, 2024, the City Council held a public hearing on the proposed street name change, to consider the Planning Commission recommendation.
- F. The street name change meets the criteria in Bend Code 3.90.100.E.

Now, therefore, based on these findings,

THE CITY COUNCIL OF THE CITY OF BEND RESOLVES AS FOLLOWS:

1. The street name shall be changed as depicted in Exhibit A.
2. In addition to the findings set forth above, the City Council adopts and incorporates the findings in Exhibit B.
3. If any provision, section, phrase or word of this resolution or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.
4. This resolution takes effect immediately on passage. The street name change approved by this resolution will become effective 90 days after approval.

Adopted by the Bend City Council on November 20, 2024.

YES: Mayor Melanie Kebler
Mayor Pro Tem Megan Perkins
Councilor Barb Campbell
Councilor Ariel Méndez
Councilor Mike Riley
Councilor Megan Norris

NO: none



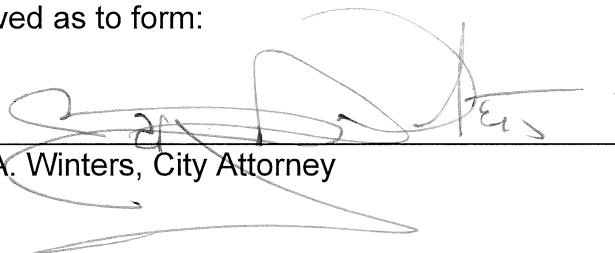
Melanie Kebler, Mayor

Attest:



Morgen Fry, City Recorder

Approved as to form:

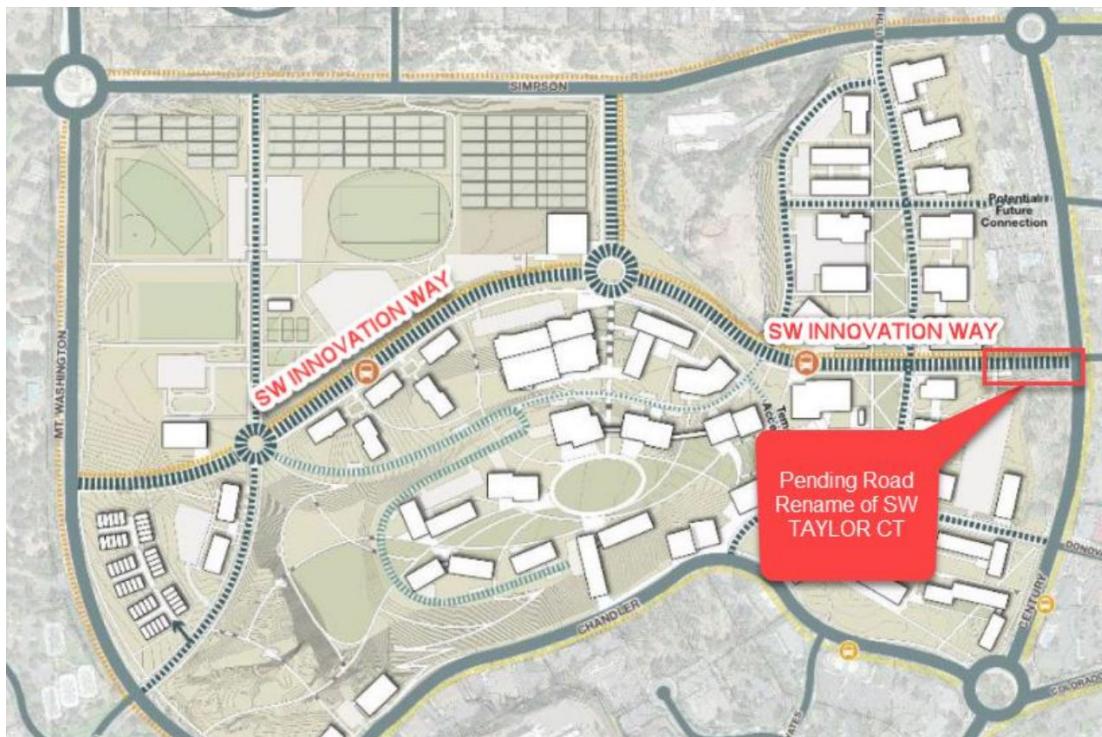


Mary A. Winters, City Attorney

Exhibit A



Existing Street Names



Proposed Street Names

**CITY OF BEND PLANNING COMMISSION
FINDINGS AND RECOMMENDATION TO CITY COUNCIL**



PROJECT NUMBER: PLMISC20240474

HEARING DATE: October 28, 2024

APPLICANT: OSU-Cascades
Jarrod Penttila
1500 SW Chandler Ave
Bend, OR 97703

**APPLICANT'S
ENGINEER:** HHPR
Nicolas Speros
250 NW Franklin Ave
Bend, OR 97703

LOCATION: SW Taylor Ct

REQUEST: Street Name Change per Bend Code Chapter 3.90.

STAFF REVIEWER: Aaron Henson, AICP, Senior Planner
(541) 383-4885; ahenson@bendoregon.gov

**COMMUNITY
DEVELOPMENT**

APPLICABLE REVIEW CRITERIA, STANDARDS AND PROCEDURES:

Bend Municipal Code

Criteria and Procedure

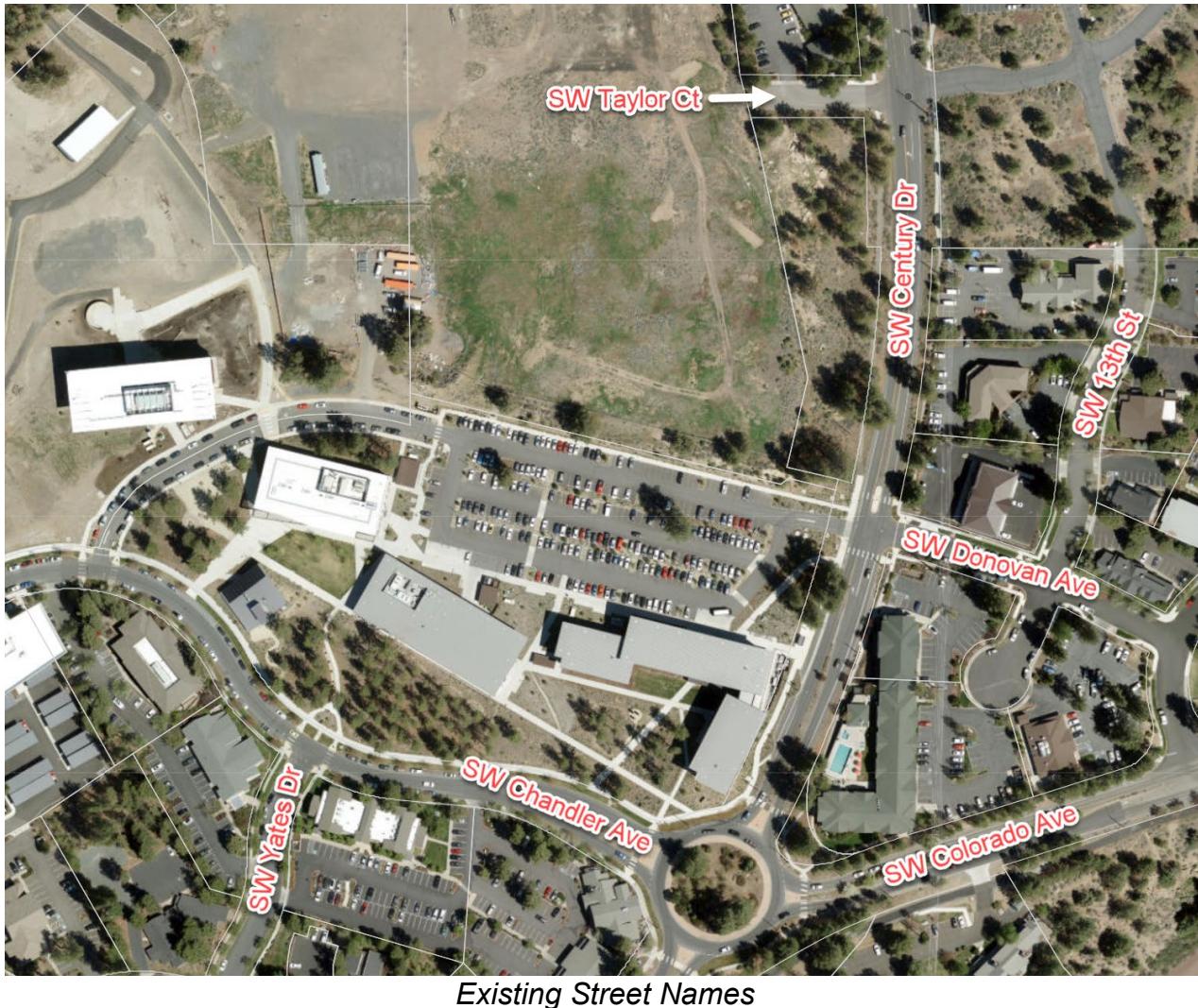
Chapter 3.90, Street Names and Address Numbers

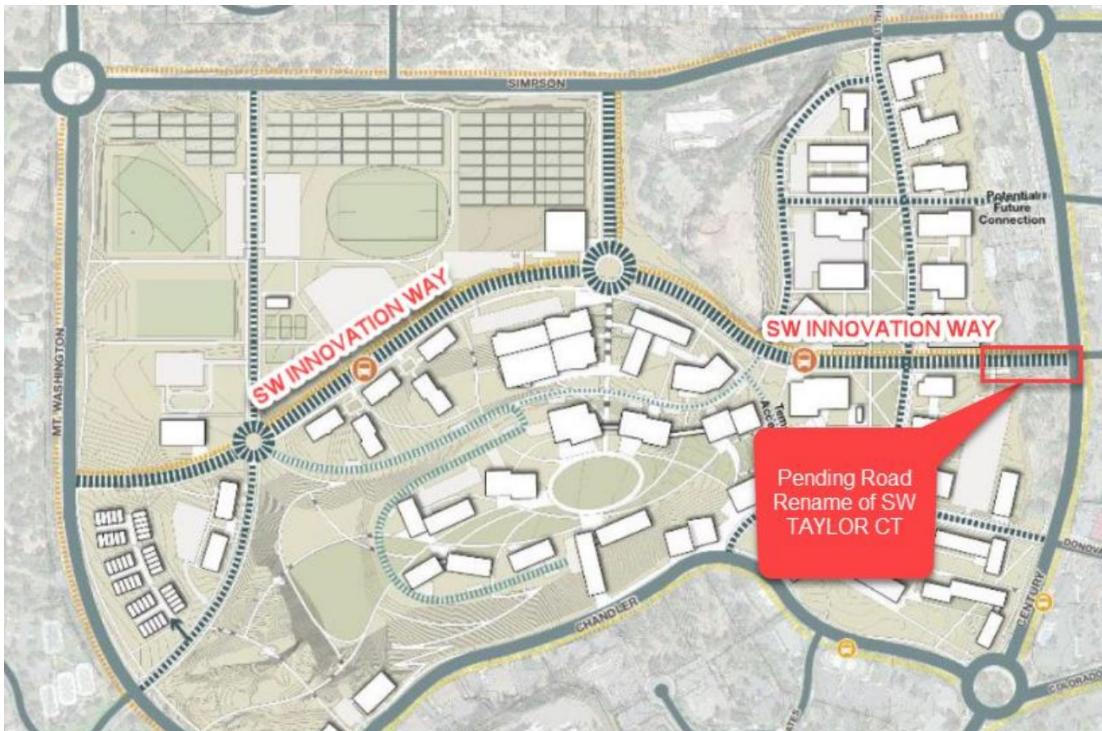
FINDINGS OF FACT:

- LOCATION:** The street to be renamed is SW Taylor Court, at the east entrance of the planned Innovation District within the OSU-Cascades campus off SW Century Drive.
- PROPOSAL:** The applicant proposes a street name change for the local street located at the east entrance of the planned Innovation District in the OSU-Cascades Campus. One reason is to coordinate a master planned street extension into the college campus. Another reason is to eliminate confusion with NE Taylor Court, a residential street located elsewhere in the City of Bend. As shown in the maps on the following pages, SW Taylor Court is proposed to be renamed SW Innovation Way.
- PUBLIC NOTICE AND COMMENTS:** Bend Code Chapter 3.90 does not require any public notice of a Planning Commission public hearing on a street name change. However, the Bend Planning Division mailed courtesy notices to surrounding owners of record and addresses of property within 500 feet of SW Taylor Court, and to the designated representatives of the Century West and Southern Crossing Neighborhood

Districts. These notices were mailed at least one week prior to the October 28, 2024 Planning Commission hearing date and the November 20, 2024 City Council hearing date. No written comments were received in response to the City's written notices.

4. **APPLICATION ACCEPTANCE DATE:** This application was submitted to the City on August 13, 2024. The required application fees were paid on September 23, 2024. The application was deemed incomplete on September 30, 2024. Upon receipt of all required information, the application was accepted as complete on October 16, 2024. A street name change is not a land use decision, and therefore this application is not subject to any time limitation for a final decision.





Proposed Street Names

APPLICATION OF THE CRITERIA:

Bend Municipal Code

TITLE 3 RIGHTS OF WAY AND CITY PROPERTY

CHAPTER 3.90 STREET NAMES AND ADDRESS NUMBERS

CHAPTER 3.9.010 Purpose.

The purpose of this chapter is to provide standards and processes for assigning street names and address numbers. Accurate and identifiable street names and building numbers facilitate the location of buildings by emergency service providers and others.

CHAPTER 3.9.100 Renaming Streets.

A. Process. The Bend City Council or the Planning Commission may initiate changing the name of any street within the City. A property owner may request a change in the name of a street on which they own property by filing an application with the City. A request for a street name change shall be first considered by the Planning Commission, which shall make a recommendation to City Council after a public hearing. The City Council shall hold a public hearing to consider the Planning Commission recommendation and adopt any street name change by resolution. The new name will become effective 30 days after the resolution is approved for residential properties and 90 days after approval for commercial and industrial properties.

FINDING: OSU-Cascades requested a change in the name of a street on which it owns property. The other two property owners abutting the street proposed to be renamed have each signed a statement that they agree to the proposed name change of Taylor Court to Innovation Way. The Planning Commission received public comment on the proposed name change and made a formal recommendation to City Council on October 28, 2024. Because there are only commercial properties affected by the proposed rename, the street name change will take effect 90 days after Council approval.

E. Criteria for Name Selection When an Existing Street Name Is Changed. The Planning Commission and City Council shall base their decision on the following criteria in determining whether or not an existing street name shall be changed:

- 1. The street name causes confusion and a new name will improve or clarify the identification of the area.**

FINDING: There is another existing street in Bend named NE Taylor Court. Renaming SW Taylor Court as SW Innovation Way will avoid confusion and enhance wayfinding in the area. In the future, SW Innovation Way will extend west through the OSU-Cascades Innovation District and connect to Mt Washington Drive. Therefore, the criterion is met.

- 2. The street name sounds like another street name or is spelled similarly and causes confusion.**

FINDING: The existing street name, SW Taylor Court, is spelled the same and sounds the same as NE Taylor Court, which causes confusion.

- 3. The street name is a word other than a proper name that is deliberately misspoken or misspelled to emphasize a pun or other frivolous association with another word or slang term, resulting in confusion.**

FINDING: This criterion does not apply.

- 4. The street is known by more than one name.**

FINDING: This criterion does not apply.

- 5. The street is different than the name of the street of which it is a continuation or the street is in more than one section interrupted by topographical barriers.**

FINDING: SW Taylor Court is only approximately 200 feet long from its intersection with SW Century Drive, and the public local street does not extend across the street to the east. This criterion does not apply.

PLANNING COMMISSION RECOMMENDATION: Based on the application materials submitted by the applicant, and the findings in this staff report which are based on the applicant's narrative addressing the relevant criteria for approval, the Planning Commission recommends that the Bend City Council approve the proposed street name change.