



City of Bend  
Planning Division  
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710 NW Wall Street, Bend OR 97703

# PLANNING APPLICATION LIST FOR ONLINE PERMIT CENTER

The following are the types of applications available under the Planning and Historic Applications for the [Online Permit Center](#). **If you are unsure which application to submit for your project, PLEASE contact the Planning Division to check before submitting an incorrect application which could result in incorrect fees and other issues that could delay the assigning of your application for review.**

Contact the Planning Division to determine if a Pre-Application Meeting is recommended. A Pre-Application meeting may be needed to determine what if any issues might be identified pertaining to the proposed development, and what improvements are likely to be required. It is also recommended that a System Development Charge (SDC) Estimate be applied for prior to submitting a Planning Application as SDCs can often be much higher than anticipated.

Application Project Type Category and Code Reference (Step 1)	Application Type Choices in Category (Step 2)
 <p><b>Planning Application - Project Description</b> Required information is indicated with an asterisk (*).</p> <p>Choose the project type: <input type="text" value="example: Design Review"/> </p> <p>Project Descriptive Name: <input type="text"/></p> <p>Please give your project a brief description. This will become the project name. Maximum 500 characters.</p> <p>Comments: <input type="text"/></p> <p>Please add any additional comments about the project. Maximum 4000 characters.</p>	 <p><b>Planning Application - Planning Types</b> Required information is indicated with an asterisk (*).</p> <p>Please choose the appropriate item for your project.</p> <p>Search for planning types <input type="text"/></p> <p><input type="radio"/> CB Zone Design Review Track 1  <input type="radio"/> CB Zone Design Review Track 2  <input type="radio"/> Design Review Deschutes River - Administrative  <input type="radio"/> Design Review Deschutes River - Hearing  <input type="radio"/> Design Review for Minor Alterations  <input type="radio"/> Design Review for New Construction/Major Alterations</p>
Adjustment to Development Code Standards <ul style="list-style-type: none"> <li>• <a href="#">BDC Chapter 5.3</a></li> </ul>	<ul style="list-style-type: none"> <li>• Adjustment to Development Code Standards</li> </ul>
Annexation <ul style="list-style-type: none"> <li>• <a href="#">BDC Chapter 4.9</a></li> </ul>	<ul style="list-style-type: none"> <li>• Annexation</li> <li>• Extraterritorial Extension and/or Connection of Water and Sewer Service</li> </ul>
Comprehensive Plan Map Amendment <ul style="list-style-type: none"> <li>• <a href="#">BDC Chapter 4.6</a></li> </ul>	<ul style="list-style-type: none"> <li>• Comprehensive Plan Map Amendment</li> </ul>

Conditional Use Permit • <a href="#">BDC Chapter 4.4</a>	• Conditional Use Permit
Declaratory Ruling • <a href="#">BDC 4.1.1400</a>	• Declaratory Ruling - Administrative Decision • Declaratory Ruling - Hearings Officer • Declaratory Ruling - Planning Commission (Policy Matter)
Deschutes River Design Review (WOZ) • <a href="#">BDC Chapter 2.7, Article V</a>	• Design Review Deschutes River – Administrative (WOZ) • Design Review Deschutes River – Hearing (WOZ) • Fire Fuel Reduction (WOZ)
Design Review - Commercial • <a href="#">CB zone BDC 2.2.800</a> • Design Review <a href="#">BDC 4.2.600</a>	• CB Zone Design Review Track 1 • CB Zone Design Review Track 2 • Design Review for Minor Alterations • Design Review New Construction/Major Alt
Final Plat • <a href="#">BDC 4.3.400</a>	• Final Plat – Middle Housing Land Division • Final Plat Partition • Final Plat Subdivision
Historic Review • <a href="#">Bend Code Chapter 10.20 Historic Preservation Code</a>	• Demolition of a Historic Resource: Non-historic • Demolition of a Historic Resource: Primary • Demolition of an Historic Resource: Secondary • Demolition of Nonhistoric Features or Building • Fences • Historic Resource Designation: Add District • Historic Resource Designation: Add Property • Historic Resource Designation: Remove Property • Interior Window Sign • Major alteration of structure • Mechanical equipment visible from street • Minor alteration of structure • Move historic structure from district or property • Move historic structure into district or property • New structure-historic district or property • Replacement-in-kind - a front door, residing or reroofing • Signs on a historic site/building • Solar Panel Visible from a Public Street
Home Based Business • <a href="#">BDC 3.6.200.N</a>	• Home Based Business Class B • Home Based Business Class C
Land Division • <a href="#">BDC 4.3.300</a>	• Expedited Land Division • Expedited Land Division for Middle Housing • Partition • Partition Replat • Subdivision • Phased Subdivision • Subdivision Replat • Cemetery Subdivision

Master Plan <ul style="list-style-type: none"> <li>• <a href="#">BDC Chapter 4.5</a></li> </ul>	<ul style="list-style-type: none"> <li>• Area Plan</li> <li>• Major Master Plan</li> <li>• Minor Master Plan</li> </ul>
Minimum Development Standards Review <ul style="list-style-type: none"> <li>• <a href="#">BDC 4.2.400</a></li> </ul>	<ul style="list-style-type: none"> <li>• Minimum Development Standards Review Type I</li> <li>• Minimum Development Standards Review Type II (Discretionary Track Review)</li> </ul>
Miscellaneous Planning Applications <ul style="list-style-type: none"> <li>• Extension BDC <a href="#">4.1.1310.C</a></li> <li>• Lot of Record <a href="#">BDC 4.1.260</a></li> <li>• Renaming Streets <a href="#">Bend Code 3.90.100</a></li> <li>• Temporary Use <a href="#">BDC 3.6.400</a></li> </ul>	<ul style="list-style-type: none"> <li>• Extension of Approval</li> <li>• Land Use Compatibility Statement/Form</li> <li>• Lot of Record Verification – Other</li> <li>• Lot of Record Verification – Within subdivision or partition</li> <li>• Removal of Hazardous Tree</li> <li>• Road Name Change</li> <li>• Temporary Use</li> <li>• Zoning Verification Letter</li> </ul>
Modification of Approval <ul style="list-style-type: none"> <li>• <a href="#">BDC 4.1.1325</a></li> </ul>	<ul style="list-style-type: none"> <li>• Modification of Approval</li> </ul>
Pre-Application	<ul style="list-style-type: none"> <li>• Pre-Application</li> </ul>
Property Line Adjustment <ul style="list-style-type: none"> <li>• <a href="#">BDC 4.3.600</a></li> </ul>	<ul style="list-style-type: none"> <li>• Property Line Adjustment</li> </ul>
Public Easement Removal via Replat	<ul style="list-style-type: none"> <li>• Public Easement Removal via Replat</li> </ul>
Refinement Plan / Development Agreement per ORS Chapter 94	<ul style="list-style-type: none"> <li>• Refinement Plan / Development Agreement per ORS Chapter 94</li> </ul>
Right of Way Vacation <ul style="list-style-type: none"> <li>• <a href="#">Bend Code Chapter 3.80</a></li> </ul>	<ul style="list-style-type: none"> <li>• Right of Way Vacation (requires Pre-Application Meeting prior to submitting)</li> </ul>
Short Term Rental <ul style="list-style-type: none"> <li>• <a href="#">BDC 3.6.500</a></li> </ul>	<ul style="list-style-type: none"> <li>• Infrequent whole house (Type I - 4 times per year max)</li> <li>• Owner-occupied rental (Type I)</li> <li>• Owner-occupied + Infrequent (Type I)</li> <li>• Whole house unlimited - commercial zone (Type I)</li> <li>• Whole house unlimited - residential zone (Type II)</li> </ul>
Sign <ul style="list-style-type: none"> <li>• <a href="#">Bend Code Chapter 9.50</a></li> </ul>	<ul style="list-style-type: none"> <li>• Adjustment to standards</li> <li>• Portable Sign Registration</li> <li>• Sign Plan (comprehensive/Major master plan)</li> <li>• Sign Plan (comprehensive/Minor master plan)</li> <li>• Sign Plan Major revision (3 or more signs)</li> <li>• Sign Plan Minor Revision (2 or fewer signs)</li> <li>• Sign Variance</li> <li>• Temporary Banner Sign Registration</li> <li>• Temporary Land Development Sign Registration</li> </ul>

Site Plan Review • <a href="#">BDC 4.2.500</a>	• Site Plan Major Alteration • Site Plan Minor Alteration 5,000 sq. ft. or less • Site Plan New Development • Site Plan New Development - Phased • Site Plan No Building
Solar Access • <a href="#">BDC 3.5.500</a> • <a href="#">BDC 3.5.400</a>	• Solar Access Permit • Solar Shade Exemption
Surface Mining • <a href="#">BDC Chapter 2.5</a>	• Surface Mining
Text Amendment • <a href="#">BDC Chapter 4.6</a>	• Text Amendment – Comprehensive Plan or Development Code
UGB Expansion	• UGB Expansion (Pre-application required)
Variance • <a href="#">BDC Chapter 5.1</a>	• Class A Variance • Class B Variance • Class C Variance
Waiver of Public Improvement Standards • <a href="#">BDC 3.4.150</a>	• Waiver of Public Improvement Standards
Wireless or Broadcast Facility Review • <a href="#">BDC Chapter 3.7</a>	• Wireless or Broadcast Facility Review Type I • Wireless or Broadcast Facility Review Type II • Wireless or Broadcast Facility Review Type III
Zoning Map Amendment • <a href="#">BDC Chapter 4.6</a>	• Zoning Map Amendment (no comprehensive plan map amendment)



## MATERIALS IN ALTERNATE FORMAT REQUEST

### Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc., please contact the Planning Division at (541)388-5580 x 3, or [planning@bendoregon.gov](mailto:planning@bendoregon.gov). Relay Users Dial 7-1-1.