



CITY OF BEND

WAIVER OF PUBLIC IMPROVEMENT STANDARDS

Applicant Name: [Click or tap here to enter text.](#)

Phone: [Click or tap here to enter text.](#)

Property Address: [Click or tap here to enter text.](#)

Tax Map & Lot Number: [Click or tap here to enter text.](#)

Waivers and/or modifications of the standards of Bend Development Code (BDC) Chapter 3.4 Public Improvement Standards may be granted as part of a development approval only if the criteria of BDC 3.4.150.B are met.

BDC 3.4.150 Waiver and Modification of Public Improvement Standards.

B. Criteria. The Review Authority, after considering the recommendation of the City Engineer, may waive or modify the standards of this chapter based on a determination that (1) the waiver or modification will not harm or will be beneficial to the public in general; (2) the waiver and modification are not inconsistent with the general purpose of ensuring adequate public facilities; (3) the waiver does not prohibit the implementation of a bicycle low stress route or crossing as shown in the Transportation System Plan Figure 5-1, Bicycle Low Stress Network, and with City of Bend Standards and Specifications including the City's Connector Routes and Crossings Map; and (4) one or more of the following conditions are met.

Please check which of the following conditions are met for your requested waiver:

- 1. The modification or waiver is necessary to eliminate or reduce impacts on existing drainage patterns or natural features such as riparian areas, significant trees or vegetation, or steep slopes.
- 2. The modification or waiver is necessary to eliminate or reduce impacts on existing drainage patterns or natural features such as riparian areas, significant trees or vegetation, or steep slopes.
- 3. Street access to an existing lot would be eliminated without the waiver or modification.
- 4. Building on an existing lot would be infeasible without the waiver or modification.
- 5. The standard is a street width or right-of-way width standard and existing structures on the same side of the block make future widening of the remainder of the street or right-of-way unlikely and the additional width on the project site would not be beneficial for sidewalks or parking without the extension for the rest of the block.
- 6. The modification or waiver is needed to allow development of, or street access to, the property because of topographical constraints.



- 7. The existing infrastructure (a) does not meet current standards, (b) is and will remain functionally equivalent to current standards, and (c) there is little likelihood that current standards will be met in the area.
- 8. The installation of the required improvements would likely cause unacceptable significant adverse environmental impacts and the waiver/modification would avoid such impacts.
- 9. There is insufficient right-of-way to allow a full width street cross-section and additional right-of-way cannot be provided.
- 10. There is no street or right-of-way adjacent to the property and easement access has been obtained across private property.
- 11. Required street frontage improvements for individual single-unit dwellings, manufactured dwellings, accessory dwelling units, duplexes, triplexes, quadplexes, townhomes and cottage developments could best be accomplished by planned area-wide improvements at a future date.
- 12. The City has conflicting or inconsistent standards and the proposal would comply with one set of adopted standards. Standards are conflicting or inconsistent only when it is not possible to comply with both. In most situations, the more recently adopted standard should be followed and the older standard may be waived.



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 planning@bendoregon.gov or 541-388-5580 x 3. Relay Users Dial 7-1-1.