



# AGENDA

## Bend Planning Commission

**Date:** 2/9/2026

**Start Time:** 5:30 p.m.

The Planning Commission will conduct a meeting virtually through Zoom and in person in the Council Chambers at 710 NW Wall Street, Bend, OR 97703

**To attend by computer, register here:** [https://bendoregon.gov.zoom.us/webinar/register/WN\\_FyWpxUMESuGLr5RZ3tKKUQ](https://bendoregon.gov.zoom.us/webinar/register/WN_FyWpxUMESuGLr5RZ3tKKUQ)

You will receive an email confirmation with a personal link/information to connect via computer or phone.

**To attend by phone** (No pre-registration required):

- **Call-in Phone Number:** 1-888-788-0099
- **Webinar ID:** 861 0212 2511
- **Passcode:** 073643

**To view on YouTube:** [Livestream the 2/9/2026 Planning Commission Meeting here.](#)

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### 1. Roll Call:

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

### 2. Visitors:

### 3. Work Session

**PLTEXT20250659:** Proposed amendments to Bend Development Code (BDC) 3.6.500, Short-Term Rentals, to require properties within the Neighborhood Commercial (CN) zoning district to follow the Short-Term Rental (STR) review type, concentration limit, and number of STRs allowed per property as the underlying Residential Land Use Designation.

**Staff:** Pauline Hardie, Senior Planner, [phardie@bendoregon.gov](mailto:phardie@bendoregon.gov)



## Meeting Materials

### Planning Commission Transmittal Memo

#### Exhibit A: Draft Bend Development Code Amendments

#### Exhibit B: Neighborhood Commercial Zoned Land

## 4. Quasi-Judicial Public Hearing

**PLSPD20250647 (Major Master Plan)** and **PLTEXT20250648 (Comprehensive Plan Text Amendment)**: Bend Development Code (BDC) Text amendment to amend BDC Chapter 2.7 for a new 260.6-acre Major Community Master Plan in the Stevens Road Tract Urban Growth Boundary Expansion Area, and a Comprehensive Plan Text amendment to amend policies for the Stevens Road Tract Urban Growth Boundary Expansion Area.

**Staff:** Karen Swenson, Senior Planner, [kswenson@bendoregon.gov](mailto:kswenson@bendoregon.gov)

**First Recommended Motion:** *I move to recommend that the City Council adopt an ordinance to amend the Bend Comprehensive Plan policies for the Stevens Road Tract Urban Growth Boundary Expansion Area as proposed by the applicant, with the draft findings provided by staff.*

**Second Recommended Motion:** *I move to recommend that the City Council adopt an ordinance to amend Chapter 2.7 of the Bend Development Code to add the Stevens Road Tract (Legacy Village) Master Plan as proposed by the applicant, with the draft findings provided by staff.*

## Meeting Materials

### Planning Commission Transmittal Memo

#### Staff Report and Draft Findings

## Quasi-Judicial Public Hearing Procedures

- a. Explanation of procedural requirements of State Law
- b. Open the hearing
- c. Statement of pre-hearing contacts, bias, prejudice or personal interest
- d. Opportunity to challenge bias, prejudgment or personal interest
- e. Staff report
- f. Applicant testimony
- g. Public testimony
- h. Applicant rebuttal
- i. Staff comments
- j. Questions from or to the Chair may be entertained
- k. Close public hearing



- l. Deliberation
- m. Motion to approve, approve with conditions, or deny the request

## 5. Communications:

- a. Reports from Planning Commissioners
- b. Report from the Planning Manager
- c. Report from Community Development Director
- d. Report from City Attorney



### **Accommodation Information for People with Disabilities & Language Assistance Services**

You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please email [accessibility@bendoregon.gov](mailto:accessibility@bendoregon.gov) or call 541-693-2198. Relay Users Dial 7-7-1. All requests are subject to vendor processing times and should be submitted 48-72 hours in advance of events.

### **Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad**

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto en correo electrónico [accessibility@bendoregon.gov](mailto:accessibility@bendoregon.gov) o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.