



AGENDA

Bend Planning Commission

Date: 2/23/2026

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: [Pre-register here.](#)

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:** 865 4229 5233
- **Passcode:** 451496

To view on YouTube: [Livestream the 2/23/26 Planning Commission Meeting here.](#)

1. Roll Call:

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

2. Visitors:

3. Quasi-Judicial Public Hearing

PLTEXT20250659: The City of Bend is proposing 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 Comprehensive Plan Map designation.

Staff: Pauline Hardie, Senior Planner, phardie@bendoregon.gov



Recommended Motion: *I move to recommend that the City Council amend the Bend Development Code 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 Comprehensive Plan Map designation.*

Meeting Materials

Transmittal Memo

Exhibit A: Draft Bend Development Code Amendments

Exhibit B: City of Bend Planning Division Staff Findings and Recommendation to the Planning Commission

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 for bias, prejudgment or personal interest
- e. Staff report
- f. Public testimony
- g. Staff comments
- h. Questions from or to the Chair may be entertained
- i. Close public hearing
- j. Deliberation
- k. Motion to recommend approval, modification or denial of the request
- l. Nominate Planning Commissioner to bring recommendation to Council

4. Approval of Minutes: 1/26/25 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



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 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.



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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 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.