



AGENDA

Bend Planning Commission

Date: 03/09/2026

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: https://bendoregon.gov.zoom.us/webinar/register/WN_zt8x6wg5Qh-0OV-N9_--fA

For those participating online, attendees register by clicking the Zoom link above to receive a link to the meeting. *You can also copy and paste or type the link into your browser.*

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

- **Call-in Phone Number:** 1-888-788-0099
- **Webinar ID:** 853 3375 4959
- **Passcode:** 312664

Livestream the 03/09/2026 Planning Commission Meeting here:
<https://youtube.com/live/vfsgsr4ctu0?feature=share>

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

PLTEXT20250679: Proposed amendments to Bend Development Code Article XXVIII, Timber Yards Master Planned Development, to remove the east-west local street in the master plan and relocate proposed open space tracts, with accompanying amendments to the adopted street cross-sections and Timber Yards Phasing Plan and Transportation Mitigation Plan.



Staff: Karen Swenson, Senior Planner, kswenson@bendoregon.gov

Recommended Motion: *I move to recommend that the City Council adopt an ordinance to amend Bend Development Code Chapter 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans to amend the Timber Yards Master Planned Development as proposed by the applicant, with the draft findings provided by staff.*

Meeting Materials

Transmittal Memo

Exhibit A: 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 for 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

4. Approval of Minutes:

01/12/2026 Meeting Minutes

02/09/2026 Meeting 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.

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 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.