



# AGENDA

## Bend Planning Commission

**Date:** June 8, 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\\_xBc6kcZSQciB5wN6KP5HhA](https://bendoregon.gov.zoom.us/webinar/register/WN_xBc6kcZSQciB5wN6KP5HhA)

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 Zoom link into your browser.*

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

- **Call-in Phone Number:** 1-888-788-0099
- **Webinar ID:** 813 7983 5181
- **Passcode:** 892127

**Livestream the June 8, 2026 Planning Commission Meeting here:**  
<https://youtube.com/live/bWHjjiJKQqc?feature=share>

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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

**PLTEXT20260025:** Work session on text amendments to the Bend Municipal Code (BMC) and Bend Development Code (BDC) to implement certain Oregon state laws to streamline housing production. There are also proposed amendments for consistency and clarity throughout the codes.



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

### Meeting Materials

#### Transmittal Memo

#### Exhibit A: Draft Bend Municipal Code (BMC) and Bend Development Code (BDC) Amendments

#### Streamlining Housing Production

### 4. Quasi-Judicial Public Hearing

**PLWOZ20260197:** Waterway Overlay Zone application for the replacement of the Gilchrist Pedestrian Bridge just east of Columbia Park.

**Staff:** Aaron Henson, Senior Planner, [ahenson@bendoregon.gov](mailto:ahenson@bendoregon.gov)

**Recommended Motion:** *I move to approve Waterway Overlay Zone application PLWOZ20260197 for the Gilchrist Pedestrian Bridge replacement project, with the findings and conditions provided by staff.*

### Meeting Materials

#### Transmittal Memo

#### Staff Report

### 5. Quasi-Judicial Public Hearing

**PLTEXT20250651:** Proposed Bend Development Code Text Amendment to Article XXIV, Stevens Ranch Master Planned Development, to move the location of the General Industrial (IG) Large Lot Overlay to the eastern boundary of the site.

**Staff:** Karen Swenson, Senior Planner, [kswenson@bendoregon.gov](mailto: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 Stevens Ranch Master Planned Development as proposed by the applicant, with the draft findings provided by staff.*

### Meeting Materials

#### Transmittal Memo

#### Staff Report

#### Exhibit A: Proposed Bend Development Code Text Changes

### 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

## 6. Approval of Minutes: February 23, 2026 and March 9, 2026 Minutes

### 7. 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.