June 22, 2026

Planning Commission & Neighborhood District Land Use Chairs

Roundtable Conversation

Meeting Agenda

- **5:30** - Planning Commission Role Call and Introductions
- **5:35** - Meeting Purpose & Existing Context
- **6:00** - Neighborhood Reflections from Land Use Chairs
- **6:30** - Planning Commission Clarifying Questions
- **6:50** - Small Group Exercise
- **7:30** - Update on Land Use Noticing Requirements
- **7:50** - Closing Statements
- **8:00** - Adjourn

Meeting Purpose

- Explore ways to establish more neighborhood-serving commercial uses in residential areas
- Inform potential code updates and future City actions
- Support Council goals around complete neighborhoods
- Respond to City Council direction from January 14, 2026 work session

Meeting Objectives

- Understand current regulations that influence neighborhood commercial uses
- Discuss desirable neighborhood-serving amenities/services
- Discuss what factors make neighborhood-serving uses feel compatible
- Lay the groundwork for a future subcommittee to continue focused work with staff
- Inform future Planning Commission work sessions and code updates to facilitate more neighborhood-serving uses

Related Council Goals

Adopt elements of a 20-year plan for housing and jobs (Bend's Growth Plan), emphasizing policies that create walkable and complete neighborhoods and transition Bend to form-based development codes

Adopt development code and entitlement process improvements that remove barriers and speed up missing middle-income, affordable housing, and infill development



Multiple Efforts Underway

Short-Term (2026)

- Protection of commercial land in master planned areas (HB 4037)
- Neighborhood Commercial code amendments
- Market analysis (part of Economic Development Work Plan)

Medium-Term (2026 - 2027)

- Council Work Session on infrastructure requirements for infill developments on June 24; will inform administrative, policy, and funding efforts
- Rolling out phased incentive options through grants and loans

Long-Term (2027+)

- Growth Plan: Integrating commercial uses into residential zones (e.g., Accessory Commercial Units, live-work units, Climate Friendly Area designations)

Current Neighborhood Commercial Regulations

Small-Scale Neighborhood Commercial Options

- **Home business** means a small revenue-producing use operated within a primary dwelling unit or in an approved accessory structure or accessory dwelling unit, which is clearly incidental and secondary to the use of the dwelling unit.
  - Limits non-resident employees, customer visits, and hours of operations
  - Minimal exterior impacts (e.g., storage, signage, noise, and odors)
- **Neighborhood commercial** means certain types of small-scale neighborhood commercial uses that serve the neighborhood.

What Neighborhood Commercial Can Look Like



Home-Based Business



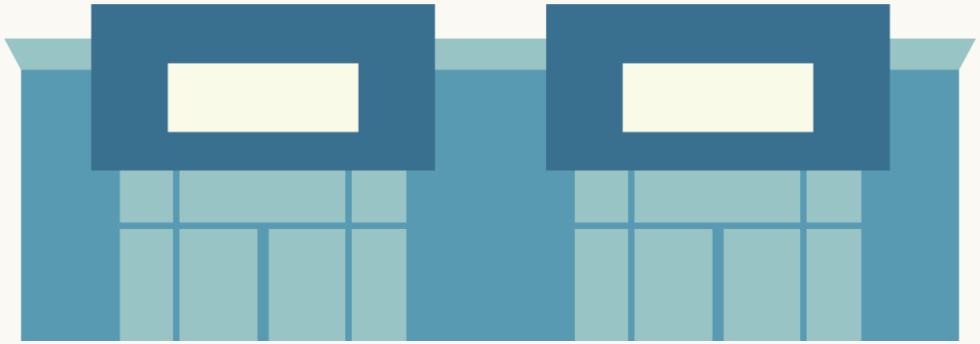
Small Food Court Lot



Single Store Fronts For Retail/Restaurant/Corner Store/Professional Services



Live-Work Townhouses



Small Mixed Use

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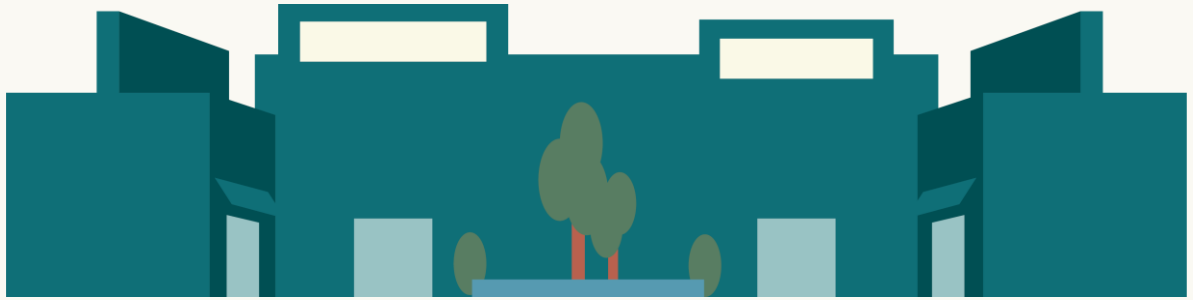
What Neighborhood Commercial is NOT



Shopping Plaza



Strip Mall



Grocery Store Chain



Large Restaurant (Greater Than 2,000 Square Feet)

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BDC 3.6.200(N) Home Business

Home Businesses Categories

- **Class A:** No employees, clients or customers
- **Class B:** Up to 1 on-site employee; customers/clients are allowed (no public notice)
- **Class C:** Up to 3 on-site employees; customers/clients are allowed (public notice)

Prohibited Uses:

- Headquarters or dispatch centers
- On-site retail
- Ambulance service
- Veterinary services and kennels
- Marijuana businesses
- Repair, reconditioning, after-market modification or customization, sales or storage of motorized vehicles, boats, recreational vehicles, airplanes, or large equipment

BDC 3.6.200(N) Home Business

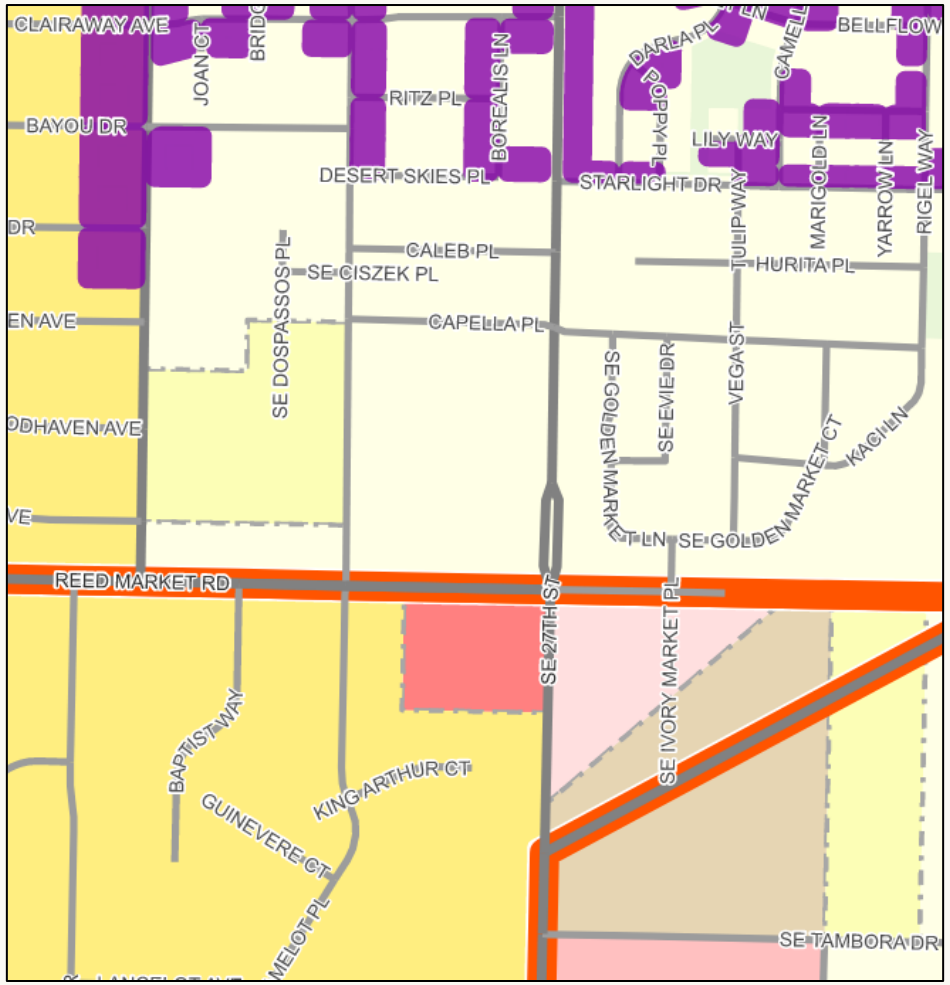
General Operational Standards:

- Resident-owned and/or operated business
- Outdoor storage must be screened
- Limited business-related vehicles
- No off-site impacts from order, smoke, dust, glare, vibration or electronic interference.
- Compliance with Bend Municipal Code noise standards
- One nonilluminated wall sign (2 sq. ft. maximum)

BDC 3.6.300(J), Neighborhood Commercial Sites

Low, Standard, Medium & High-Density Residential Zones (RL, RS, RM, RH)

- **Locational Requirement:**
  - Sites must be more than ¼ mile from a Commercial or Mixed-Use Comprehensive Plan Map designation, and other neighborhood commercial sites; and
  - Located on a corner at an intersection
- **Maximum Site Size:** ½ acre



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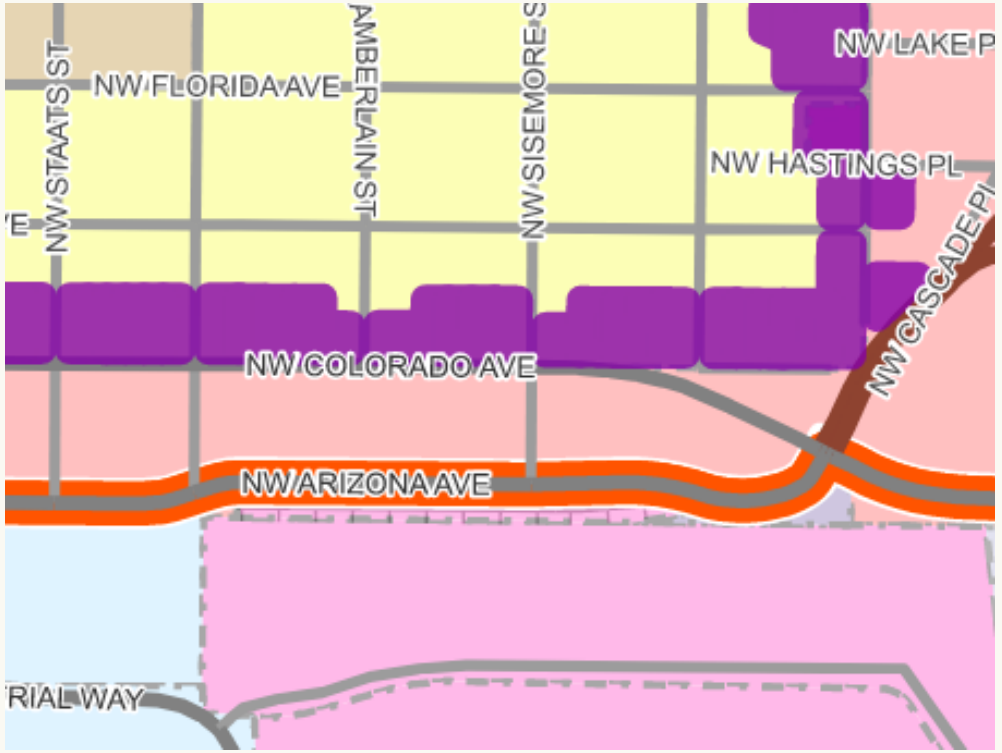
BDC 3.6.300(J), Neighborhood Commercial Sites

Medium and High-Density Residential Zones (RM, RH)

- **Locational Requirement:** Sites must be adjacent to a Commercial or Mixed-Use Comprehensive Plan Map designation or Bend Central District and are either:
  - Located on a corner at an intersection; or
  - Have frontage on an arterial or collector street.
- **Maximum Site Size:** 1 acre



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Current Permitted and Conditional Uses

- Childcare facility (13 or more children)
- Food and beverage services less than 2,000 square feet
- Laundromats and dry cleaners
- Retail sales and services
- Personal services (e.g., barber shops, salons, similar uses)
- Repair services, conducted entirely within building; excluding vehicle repair, small engine repair and similar services
- Offices and clinics
- Mixed-use building

Current Development Code Standards

- **Design Standards**
  - Ground floor windows
  - Front door orientated to a street
- **Front Setback:** 10’ maximum
- **Density Requirement:** Sites adjacent to a Commercial or Mixed-Use Comprehensive Plan map designation or the Bend Central District must meet the minimum residential density of the zone.
- **Landscape Buffer (side and rear):**
  - No less than 10’ wide; or
  - No less than 5’ wide with a 6’ solid wall or fence
- **Hours:** 7:00 a.m. to 10:00 p.m. Live entertainment outside of an enclosed building is prohibited.

Neighborhood Districts

Reflections from you and your neighbors



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Questions or clarifications on what you heard so far this evening



Small Group Exercise

- Get into groups of 3 with those sitting next to you
- Read through the exercise and make selections as a group
- Feel free to write in answers if a preferred option is not provided
- Report out to the other participants at the end



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Next Steps

- Staff will synthesize information received and identify recurring themes, opportunities, and challenges across neighborhoods
- Subcommittee Meetings – Summer/Fall 2026
- Planning Commission Work Session – Fall 2026
- Staff will draft Bend Development Code amendments
- Planning Commission Work Session – date TBD
- Planning Commission Public Hearing on code amendments

Public Notice Laws

Overview of recent changes to state law affecting public notices



Review of Housing Applications (HB 4037)

Effective: July 1, 2026

- Creates specific process for applications for the "development of housing" that are subject to clear and objective standards, conditions and procedures.
  - Provide notice of the application only to property owners within 100', or 500' for developments of 20 units or more, of the subject property.
  - Can not require a public hearing prior to a decision.
  - Can not provide an opportunity for local appeal only to the applicant.
  - Only the applicant may appeal these decisions to the Land Use Board of Appeals.

Other Ways to Receive Information



- Developer Neighborhood Meeting, if applicable
- On-site Proposed Development sign
- Courtesy Mailing to Neighborhood District Land Use Chairs
- City of Bend Planning Application Viewer (online map)
- City of Bend Development Activity Tracker (online map)

Planning Commission

Questions or clarifications on what you heard this evening



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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 7-1-1. 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.

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Accessible Meeting Information



Accessible Meeting/Alternate Format Notification

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Hay accesibilidad disponible en esta reunión. Si se solicita con antelación, se puede disponer de servicio de intérprete de lengua de señas, dispositivos de ayuda auditiva, materiales en formatos alternativos como Braille, letra grande, formatos electrónicos o cualquier otro tipo de adaptación. 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.

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