



AGENDA

Bend Planning Commission

Date: Monday, July 13, 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_Or6UiRJ1Qwqfp6s6Ve95eQ

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:** 815 9770 8131
- **Passcode:** 143248

Livestream the July 13, 2026 Planning Commission Meeting here:
<https://youtube.com/live/siXiC5PimPI?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 Hearings

- 3.1. PLCPMA20250370, PLTEXT20250371, PLUGB20250372:** The submitted applications propose to adopt a binding conceptual plan for Caldera Ranch (PLTEXT20250371), expand the Urban Growth Boundary (PLUGB20250372) and apply Bend Comprehensive Plan land use designations (PLCPMA20250370) to the



93-acre site in compliance with the requirements of Senate Bill 1537 (as amended by Senate Bill 48) and City of Bend Resolution 3411.

Staff: Michelle Patrick, Associate Planner, mpatrick@bendoregon.gov
BreAnne Gale, Senior Planner, bgale@bendoregon.gov

Recommended Motion: *I move to recommend that the City Council adopt an ordinance to amend the Comprehensive Plan to establish policies for development of the Caldera Ranch Concept Plan (including amendments to the Transportation System Plan in Chapter 7) and amend the Comprehensive Plan Map to designate the ±93-acre Caldera Ranch site as Standard Density Residential, Medium Density Residential, High Density Residential and Commercial Convenience, as proposed by the applicant, with the draft findings provided by staff.*

Recommended Motion: *I move to recommend that the City Council adopt an ordinance to expand the Urban Growth Boundary for the ±93-acre Caldera Ranch site, pursuant to Senate Bill 1537 (amended by Senate Bill 48) as proposed by the applicant, with the draft findings provided by staff.*

Meeting Materials

Transmittal Memo

Staff Report

- 3.2. **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. [Note: this item was continued from the June 8, 2026 meeting]

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 Stevens Ranch Master Planned Development as proposed by the applicant, with the draft findings provided by staff.*

Meeting Materials

Transmittal Memo

Staff Report

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 recommend approval, approval with conditions, or denial of the request
- n. Nominate Planning Commissioner to bring recommendation to Council

4. Legislative Public Hearing

PLTEXT20260025: 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

Recommended Motion: *I move to recommend that the City Council approve the Legislative amendments to the Bend Municipal Code and Bend Development Code to implement certain Oregon state laws to streamline housing production and increase consistency and clarity throughout the codes.*

Meeting Materials

Transmittal Memo

Staff Report

Legislative Public Hearing Procedures

- a. Open the hearing
- b. Staff report
- c. Public testimony
- d. Staff comments
- e. Close public hearing
- f. Deliberation
- g. Motion to recommend approval, modification or denial of the request
- h. Nominate Planning Commissioner to bring recommendation to Council

5. Approval of Minutes: June 8, 2026 Minutes

6. 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.