



MEETING MINUTES

Bend Planning Commission

Monday, June 22, 2026 5:30 p.m. Regular Meeting

The hybrid meeting started at 5:32 p.m., in-person and online.

The public was invited to watch online at: www.bendoregon.gov/planningcommission

1. Roll Call:

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

Commissioners Present: All Commissioners were present except Erin Ludden.

Staff Present: Ian Leitheiser, City Attorney; Colin Stephens, Community Development Director; Renee Brooke, Planning Manager; Pauline Hardie, Senior Planner; Sarah Hutson, Senior Management Analyst; and Brenna Visser, Communications Coordinator.

2. Work Session:

Roundtable with Neighborhood District Land Use Chairs and representatives to discuss Neighborhood Commercial Siting Standards in Bend Development Code 3.6.300.J. and recent updates to state law regarding public notice for certain land use applications.

Staff: Sarah Hutson, Senior Management Analyst shutson@bendoregon.gov and Pauline Hardie, Senior Planner, phardie@bendoregon.gov

Neighborhood District Representatives Present:

Karon Johnson, Old Farm; Ian Karasz, Orchard; Robbie Silverman, Southern Crossing; Pam Tennant, Southwest Bend; Cheryl Stark, Summit West; Patty McCormick, Awbrey Butte; and Tamara Houston, Larkspur.

Senior Management Analyst, Sarah Hutson, discussed how the City Council encouraged the roundtable because the feedback could contribute to the goal of creating walkable, complete communities, while removing barriers to infill development. Senior Planner, Pauline Hardie **presented** information about current neighborhood commercial code requirements, what neighborhood commercial could look like versus what it is not, for the purposes of this roundtable discussion, potential sites within residential zones, and home



business opportunities within the current development code. A **map** showing potential locations for neighborhood commercial sites based on the current siting standards in the Development Code was displayed in the room and within the presentation.

Throughout the meeting, staff and Commissioners acknowledged the community's concern about the impact that Senate Bill 8 had on commercially zoned lands in master plan areas. However, this meeting was focused on opportunities for smaller-scale neighborhood commercial uses within existing neighborhoods, which is not the same as the commercial zones that were impacted by state legislation.

Land Use Chairs and representatives from various Neighborhood Districts shared survey results and feedback from their communities. The discussion revealed significant variation in neighborhood needs and preferences, with some areas like Old Farm strongly supporting convenient commercial services while others like Awbrey Butte showing limited interest due to topography and demographics. Key concerns of having commercial uses in residential neighborhoods included parking impacts, hours of operation, design compatibility, and the challenge of making neighborhood commercial viable economically. There was consensus among representatives that there is need for each neighborhood to determine what was best for their respective districts.

The meeting included a small group exercise where participants discussed neighborhood commercial preferences related to building size, locations, outdoor uses, building types, and relationship to streets, with general agreement on allowing clustering of neighborhood commercial uses in residential areas and flexible development requirements rather than strict regulations.

Staff closed by providing an update on House Bill 4037 changes regarding public noticing requirements for housing developments, explaining how these would affect notification distances and appeal processes. The conversation ended with plans to form a subcommittee consisting of two Planning Commissioners and three Neighborhood District representatives to further develop code amendments based on the roundtable feedback.

The meeting was adjourned at 8:01 p.m.

Minutes submitted by Kaylin Landry



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