

Agenda

Bend Planning Commission

Monday, December 9, 2024

City Council Chambers, Bend City Hall
710 NW Wall, Bend, Oregon



CITY OF BEND

The hybrid meeting starts at 5:30 p.m. in person and virtually via Zoom.

The public is invited to attend in person or watch online:

<https://www.bendoregon.gov/government/committees/planning-commission>

For those participating online, attendees register by clicking the Zoom link below to receive a link to the meeting.

Zoom Online Meeting Link: https://bendoregon.gov.zoom.us/webinar/register/WN_XXQkwV4pRsKiFJPJy0OlcQ

You can also copy and paste the Zoom link into your browser.

Call-in Phone Number: 1-888-788-0099

Webinar ID: 893 2664 0093

Passcode: 718848

YouTube Link: <https://youtube.com/live/D8Liai62R0I?feature=share>

ROLL CALL:

- Margo Clinton - Chair
- Scott Winters – Vice Chair
- Bob Gressens
- Suzanne Johannsen
- Nathan Nelson
- Jeff Payne

1. VISITORS:

2. QUASI-JUDICIAL PUBLIC HEARINGS

- 2.1 [PLDR20240499](#): Waterway Overlay Zone application to add 1,268 square feet and convert a 1-story single-unit dwelling into a 2-story duplex in the Residential Standard Density (RS) Zone at 748 NW Harmon Boulevard.

Senior Planner, Aaron Henson - ahenson@bendoregon.gov

Suggested Motion: *I move to approve the proposed Waterway Overlay Zone application to add 1,268 square feet and convert a 1-story single-unit dwelling into a 2-story duplex at 748 NW Harmon Boulevard, with the findings and conditions recommended by staff.*

Meeting Materials

[Transmittal Memo](#)

[Exhibit A, Staff Recommendation for PLDR20240499](#)

Quasi-Judicial Hearing Procedures

- a. Open the hearing
- b. Statement of pre-hearing contacts, bias, prejudice or personal interest
- c. Challenge for bias, prejudgment or personal interest
- d. Staff will explain the procedural requirements of State Law
- e. Staff report
- f. Applicant's presentation
- g. Testimony by those in favor of the application
- h. Testimony by those neutral
- i. Testimony by those opposed to the application
- j. Applicant rebuttal
- k. Close public hearing
- l. Staff comments
- m. Deliberation
- n. Motion to approve, approve with conditions, or deny the request

2.2 [PLDR20240213](#): Waterway Overlay Zone application for a second single-unit dwelling on a 1.14-acre property located in the Residential Low Density (RL) zone at 659 NW Silver Buckle.

Senior Planner, Aaron Henson - ahenson@bendoregon.gov

Suggested Motion: *I move to approve the proposed Waterway Overlay Zone application for a second single-unit dwelling on a 1.14-acre property located in the RL zone at 659 NW Silver Buckle, with the findings and conditions recommended by staff.*

Meeting Materials

[Transmittal Memo](#)

[Exhibit A, Staff Recommendation for PLDR20240213](#)

Quasi-Judicial Hearing Procedures

- a. Open the hearing
- b. Statement of pre-hearing contacts, bias, prejudice or personal interest
- c. Challenge for bias, prejudgment or personal interest
- d. Staff will explain the procedural requirements of State Law
- e. Staff report
- f. Applicant's presentation
- g. Testimony by those in favor of the application
- h. Testimony by those neutral
- i. Testimony by those opposed to the application
- j. Applicant rebuttal
- k. Close public hearing
- l. Staff comments

m. Deliberation

n. Motion to approve, approve with conditions, or deny the request

3. APPROVAL OF MINUTES:

[October 14, 2024 Draft Minutes](#)

4. COMMUNICATIONS:

a. Reports from Planning Commissioners

b. Report from the Planning Manager

i. City Council and Advisory Board Summit – January 14, 2025

ii. Advisory Board Input for 2025 – 2027 Council Goals

c. Report from Community and Economic Development Director

d. Report from City Attorney



MATERIALS IN ALTERNATE FORMAT REQUEST

Accommodation Information for People with Disabilities

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate formats such as Braille, large print, electronic formats, CD Formats, or any other accommodations are available upon advance request (24 hour notice). Please contact the planning tech group at planningtech@bendoregon.gov or 541-388-5580 Ex- 3, for assistance; Relay Users Dial 7-1-1 and [541-385-6676]. Providing at least three days notice before the event will help ensure availability.