

Bendnaforums.org Road Map

main menu toolbar

Click on "Land Use Corner" Tab
Opens webpage of "city documents"

Hold curcer over "Land Use Corner" Tab
Submenu drops down

Webpage

General land use information

Neighborhood Public Meetings (3 docs)

Land use video 101

Resource library

The Comprehensive Plan (5 docs)

Zoning & Development Code (3 docs)

Neighborhood Public Meetings (3 docs)

Developer Resources (5 docs on city website)

City Planner Contacts

3 contacts

Helpful links (8 sites)

Future documents needed

Submenu

1. Land Used Chair networking Group

Click on " Land Use Chair Networking Group"
Page opens up

1 Next meeting materials

1 Past meeting materials

2. Land Use Community Resources

3. Hot Topics

Hold curcer over tab / submenu opes to the right

Click on this tab or hold over will go to the same documents

1.3. Land Use Overview (with 4 resources)

1.3. Minimum Responsibilities of Land Use Chair (a narrative)

1.3. Effectivve Land Use Chair Optional Activities (5 options)

1.3. Resources (a library of most all the resources created)

Pauline's 78-page Document-

August 11 Draft of Proposed Amendments to the Bend Development Code (BDC) to incorporated specific elements of the-

- Comprehensive Plan (“Comp Plan”)
- Transportation System Plan (TSP)
- Standards & Specifications

Overview:

The **Bend Development Code** is the tool which guides development by implementing the policies and designations of the [2016 Comp Plan](#).

- It needs to be updated to incorporate the various policies adopted in the **2016 Comp Plan** (which includes the **2020 TSP**).
- It needs to be consistent with the **2022 Public Works Standards & Specifications** which were revised last spring to be consistent with the policies of the **2016 Comp Plan**.

Overview:

The **Bend Development Code** is the tool which guides development by implementing the policies and designations of the [2016 Comp Plan](#).

- It needs to be updated to incorporate the various policies adopted in the **2016 Comp Plan** (of which the **2020 TSP** has been made a part).
- It needs to be consistent with the **2022 Public Works Standards & Specifications** which were revised this spring to be consistent with the policies of the **2016 Comp Plan**.

Stated Purpose-

- Provide for consistency and clarity between these documents.
- Most frequent topics referred to-
 - Complete streets
 - Low Stress Network
 - Level of Traffic Stress (LTS)
 - Mobility Hubs
- Some housing keeping amendments included

Initial Review Findings

The issues identified in this detailed review are not intended to challenge the worthiness of any of these topics but are an attempt to give a “layperson’s interpretation” of the proposed wording. Nearly all amendments on these topics are needed.

Specific Items of Concern-

- The attempt to add consistency and clarity often failed because of inaccurate definitions.
- **Page 27 statement**, “*there is currently no parking requirement listed for residential uses in the Commercial and Mixed zones other than the CB and MU.*” **is inaccurate**. This statement was used as a basis to establish a new parking rate lower than the existing BDC’s rates.
- **Page 31 statement**, “BDC 3.4.200 (B) completely deleted because “*a variance is not required since an applicant can apply for a Waiver and Modification of Public Improvement Standards in BDC 3.4.150.*” **A variance and waiver are not the same thing.**
- **Did you know the Standards and Specifications were updated this spring? One big addition,**
 - changes to the local street sections to allow local two-way streets with less than twenty feet for two through lanes will come as a shock to the community. These are referred to as “queuing streets.”