

### **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), a component of the Comp Plan
- Standards & Specifications

### **Overview:**

The **Bend Development Code** is the tool which guides development by implementing the policies and designations of the [Comprehensive 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**.

### **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 additional housing keeping amendments were included.

### **Initial Review Findings**

***The majority of 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 perspective” of the proposed wording and make suggested wording to add further consistency and clarity.***

## 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.*”)
  - **This statement is inaccurate**. This statement was used 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?**
  - **Example-** Changes to the local street sections to allow local two-way streets with less twenty feet for two through lanes may come as a shock to the community. These streets are referred to as “queuing streets.”