

Good afternoon,

The City of Bend Planning Commission “hybrid” work session regarding the following amendments has been rescheduled to Monday, November 14, 2022, at 5:30 pm. You or anyone else may attend the work session in person in the City of Bend Council Chambers at 710 NW Wall Street, Bend, OR, 97703 or virtually (attendance instructions will be on the meeting agenda which will be posted at [Planning Commission | City of Bend \(bendoregon.gov\)](https://www.bendoregon.gov/planning-commission) prior to the work session).

The City of Bend is proposing amendments to the Bend Comprehensive Plan, Transportation System Plan (TSP) Figure 5-1 and Bend Development Code (BDC). The proposed amendments are primarily to provide consistency between the BDC and the recently adopted TSP and updated City of Bend Standards and Specifications. In addition, the proposed amendments include house-keeping amendments in other sections of the code for consistency and clarity.

The following highlights the current package of proposed amendments:

Bend Comprehensive Plan

Update Figure 7-2, Bicycle Key Routes Low Stress Network and Figure 7-3, Mobility Hub and Primary Transit Corridor Map and update Policy 9-6.

Transportation System Plan (TSP)

Update Figure 5-1, Low Stress Bicycle Network and Figure 5-2, Primary Transit Corridors and Mobility Hub Locations.

Bend Development Code (BDC)

Chapter 1.2, Definitions: Update definitions for consistency with the TSP.

Chapter 2.1, Residential Districts: Update the use table to include Mobility Hubs, clarify setbacks, allow all middle housing types to meet the requirements of the housing mix for 2.1.1000, Multi-Unit Residential Districts (RM, RH) and minor amendments to 2.1.1100, Other Design Standards.

Chapter 2.2, Commercial Zoning Districts, Chapter 2.3, Mixed-Use Zoning Districts, Chapter 2.4, Industrial Zoning Districts, Chapter 2.6, Public Facilities

Zoning District, Chapter 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans: Update use tables to include Mobility Hubs.

Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation: Update street connectivity and formation of block standards and add a discretionary track, update alley access standards for new lots and parcels (3.1.200.E) and for existing lots and parcels (3.1.400) and add discretionary tracks and update 3.1.3.00(C), Off-Site Multi-Modal Facilities (renamed to Access Corridor Facilities).

Chapter 3.2, Landscaping, Street Trees, Fences and Walls: Clarify stormwater facility landscaping.

Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking: Update residential parking requirement for Commercial and Mixed-Use zones, add a driveway landing standard and repeal on-street parking design standards since they are located in the City of Bend Standards and Specifications.

Chapter 3.4, Public Improvement Standards: Update when public improvements are needed, update the waiver and modification of public improvement standards section, update BDC 3.4.200, Transportation Improvement Standards to be consistent with the TSP and City of Bend Standards and Specifications, update/revise tables for right-of-way-widths for dedicated public roadways, prohibit new private streets, update traffic controls and update cul-de-sacs including a discretionary track.

Chapter 3.5, Other Design Standards: Add a new section 3.5.600, On-Site Drainage.

Chapter 3.6, Special Standards and Regulation for Certain Uses: Amendments to ADUs, townhomes, duplexes, triplex and quadplexes, add a new subsection for Mobility Hubs and clarify parking stall dimensions and pavement requirements for short-term rentals.

Chapter 3.8, Development Alternatives: Amendments to Mid-Block Developments, Flag Lots, T-Courts, Cottage Housing Developments, Cottage Cluster Developments and Shared Courts.

Chapter 4.1, Development Review and Procedures. For Type I applications, clarify that when an applicant elects to use a discretionary track, the application will be elevated to a Type II application (Discretionary Track).

Chapter 4.2, Minimum Development Standards Review, Site Plan Review and Design Review: Amendments to Minimum Development Standards Review and Site Plan Review.

Chapter 4.3, Land Divisions and Property Line Adjustments: Amendments to Expedited Middle Housing Land Divisions for compliance with SB 458 and to clarify

when evidence in the form of a written statement must be provided by a design professional licensed in the state of Oregon.

Chapter 4.5, Master Plans: Allow all middle housing types to count towards the required housing mixed and

clarity that the open space requirement can't be completely fenced off and not available to the public if it is going to count towards the 10% requirement.

Chapter 4.7, Transportation Analysis: Amendments for consistency with the TSP

Chapter 4.8, Transportation and Parking Demand Management (TPDM) Plan: Add mobility hubs to Table 4.8.500 for trip and parking reductions.

Chapter 4.9, Annexations: Clarify the "minor" master plan approval criteria is required for properties located within an approved area plan.

Chapter 5.1, Variances: Add variance criteria for vehicular access and/or on-site circulation standards.

Chapter 5.2, Nonconforming Uses and Developments: Clarify that additions that comply with the BDC are allowed if they are not increasing the nonconformity

If you have any questions, please let me know.

Thank you,

Pauline Hardie, AICP

Senior Planner

Office: 541-693-2153