

Community Land Use Education

November 18, 2021

Presented by: Lisa Mushel, Chair, CWNA
NLA Land Use Working Group Chair

Background / Purpose

1. Attendees to Neighborhood Meetings feel “lost” when trying to understand development projects.
2. Direction provided to NA members depend entirely on the strength of the Land Use Chair for their neighborhood.
3. Resources online were unorganized, difficult to find, and incomplete.

In 2019, the former Council agreed to the goal of bettering Land Use Education for the Community, and devoted significant staff time/resources to assist with enhancing materials.

What is Land Use?

Land use is defined as what is built or developed, or what activities take place on, a piece of property. There are many moving parts to planning for land use in a City, and it can get quite complex!

The City's role in land use planning is to ensure that both public and private development are aligned with the standards set out in the City's guiding documents such as the Bend Comprehensive Plan, Zoning Map and Development Code. The community's role in land use is to advocate for appropriate development in their neighborhoods.

There are two ways that community members can participate in the land use process right here in Bend, and that is through ***Land Use Planning*** and ***Development***.

Key Points:

1. What can be built is defined in Zoning and the building code.
2. The public should be involved in the development and the updates to the development code.
3. Changes to a particular development project are **difficult** once the application has been submitted. Public may sway development approval for exceptions, waivers, and/or variances.

Where do you start?

Depends on your goal.....

<https://youtu.be/uefriKnHxEA>

1. Are you preparing for a Neighborhood Meeting because of impending development?
2. Are you trying to understand what can be built on an empty lot, so need to understand zoning?



What Materials/Resources are Available?

Primary Focus on 4 Topics:

1. [The Comprehensive Plan](#)
2. [Zoning & Development Code](#)
3. [Land Use Applications & Notifications](#)
4. [Neighborhood Public Meetings](#)

Resource Library

The Comprehensive Plan

- [Understanding the Comprehensive Plan](#)
- [FAQs about the Comprehensive Plan](#)
- [How Development Works](#)
- [New Regulations Driven by State, City Council and the Community](#)
- [How to Find & Navigate the Bend Development Code](#)

Zoning & Development Code

- [FAQs about Zoning](#)
- [Zoning Basics - Interactive Learning Tool](#)
- Find what's being built next door? - *Coming Soon!*

Land Use Applications & Notifications

- [FAQs about Land Use Applications](#)
- [FAQs about Land Use Notifications](#)
- [Understanding Waivers & Variances](#)
- [Path to Reviewing a Land Use Application](#)
- [Tips for Providing Written Comment](#)
- [Tips for Providing Oral Comment at a Public Hearing](#)
- [Public Involvement Flow Chart](#)

Neighborhood Public Meetings

- [Welcome to a Neighborhood Public Meeting](#)
- [Tips for Providing Comments at a Neighborhood Public Meeting](#)
- [5 Things to Know About Virtual Meetings](#)

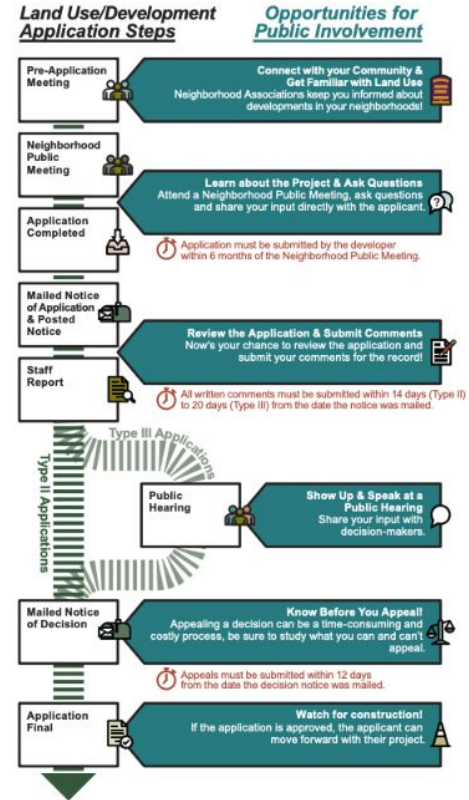
Process

Helpful Flowchart to understand opportunities to engage!

<https://www.bendoregon.gov/home/showpublisheddocument/50628/637641950680770000>

Did you recently hear about a development in your neighborhood? WAYS TO PARTICIPATE IN TYPE II & TYPE III LAND USE APPLICATIONS

Use the chart below to locate where a project might be at in the application process, and see what you can do to participate!



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Makayla Oliver at moliver@bendoregon.gov or (541) 323-8571; Relay Users Dial 7-1-1.

For more information, visit [bendoregon.gov/land-use-education](https://www.bendoregon.gov/land-use-education).

Interactive Mapping

The [Community Development Data Explorer](#) is a community-friendly interactive mapping tool that can be used to perform common search functions such as finding property zoning, getting information on land use applications, and accessing permit and licensing information for any tax lot within Bend city limits. The data from this tool comes directly from the City's [Online Permit Center](#),

Not great at navigating these tools?

[Watch this training video](#) to learn the common functions of the Community Development Data Explorer and Online Permit Center!

How to Get Involved

Statewide Goal #1: Involve the community in the process.

Community Advisory Committees

Neighborhood Associations

ACTION LIST

1. Sign up for Code Updates by emailing phardie@bendoregon.gov and request to be added to her code change mailing list.
2. Attend and Comment at Planning Commission meetings:
cityplanningcommissionall@bendoregon.gov
3. Attend Neighborhood Public Meetings
4. Submit Comments to Planning when Applications are submitted.
5. Participate on volunteer committees around code changes.

Need help finding information?

Southwest Bend NA Land Use Chair -
Judy Clinton

sbnalanduse@gmail.com

Please note, for specific property questions, you will need to contact the [Planning Division](#).

Century West NA Chair/Land Use
Chair - Lisa Mushel

centurywestneighborhood@gmail.com