

Good morning,

The Planning Commission will be holding a virtual public hearing on Monday, January 10, 2022, at 5:30 pm regarding the following amendments to the Bend Comprehensive Plan, Bend Development Code and Transportation System Plan Figure 5-1: Low Stress Bicycle Network (PLTEXT20210834). You or anyone else may virtually attend the hearing. Attendance instructions will be on the meeting agenda which will be posted at <https://www.bendoregon.gov/government/committees/planning-commission> prior to the hearing. Those without computer access may call the staff reviewer below prior to the meeting for a call-in number in order to participate via telephone. Comments may be provided in writing prior to the hearing, and should be directed to the staff reviewer and include the project number.

The proposed amendments to the Bend Comprehensive Plan, Transportation System Plan and Development Code (BDC) are primarily for Juniper Ridge and create a new Large Tract Industrial Land Division process in the BDC for Juniper Ridge.

The amendments to the Comprehensive Plan include revising Policy 7-45 for low stress network routes and updating Comprehensive Plan Figure 7-2: Key Walking and Bicycling Routes and Low Stress Network Map and Transportation System Plan Figure 5-1: Low Stress Bicycle Network to reflect the adopted collector/arterial routes and low stress routes in Juniper Ridge and Stevens Ranch Master Planned Development.

While not directly related to the Juniper Ridge Code changes, the draft also includes the following house-keeping amendments in other sections of the code for consistency and clarity.

1.2, Definitions: Amend definition for “attached” to clarify what attached means for accessory dwelling units, duplexes, triplexes, and quadplexes. Amend the definition for “floor area” to clarify that it includes slab-on-grade (also includes same amendment for ADUs in BDC 3.6.200.B).

2.1.950, Design Standards: Make it clear only one front door of a triplex or quadplex must be orientated to the street (similar to what is required prior to the amendments adopted for HB 2001) and to exempt front door orientation requirements for dwelling units on a flag portion of a flag lot.

Table 2.3.200 Mixed-Use Districts Use Table: Add quadplexes as a use. A quadplex was allowed prior to the amendments adopted for HB 2001.

Chapter 2.7, Article II. NorthWest Crossing Overlay Zone: Delete lot coverage requirement and use the standards in the RS District for consistency.

Chapter 2.7, Article XIV. Bend Central District: Replace “Parking” with “Parking/Curb Extensions” in street cross-sections.

Table 3.3.300, Required Off-Street Parking Spaces:

Add a parking requirement for quadplexes (1 parking space per quadplex development) for zones other than residential since quadplexes are allowed in other zones. The proposed parking requirement is consistent with the quadplex parking requirement for the RS, RM and RH zones.

Amend the parking requirement for residential uses in the CB and MU Districts to apply to multi-unit developments.

3.4.150, Waiver and Modification of Public Improvement Standards Criteria: In addition to single-unit dwellings, add middle housing as a potential waiver to public improvement standards when required street frontage improvements could best be accomplished by planned area-wide improvements at a future date.

3.8.800, Urban Dwelling Sites. Add quadplexes as a permitted use and add a quadplex parking requirement (1 parking space per quadplex development). A quadplex was allowed prior to the amendments adopted for HB 2001. Also, revise the parking requirement for duplexes and triplexes to be consistent with the parking requirement of the underlying zone.

3.8.900, Cottage Cluster Developments: Allow a portion of cottages to front a street and not a common courtyard.

Chapter 4.3, Subdivisions, Partitions, Replats and Property Line

Adjustments: Various amendments for clarity and consistency.

4.5.100, Master Plan General Provisions: Clarifies what uses may be proposed as part of a master plan.

Chapter 4.7, Transportation Analysis: Strike the exception for a “triplex” from the applicability since it is no longer required to be reviewed via Site Plan Review.

Thank you,

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