

Agenda

Bend Planning Commission

Monday, August 11, 2025

City Council Chambers, Bend City Hall
710 NW Wall, Bend, Oregon



CITY OF BEND

The hybrid meeting starts at 5:30 p.m. in person and virtually via Zoom.

The public is invited to attend in person or watch online:

<https://www.bendoregon.gov/government/committees/planning-commission>

Youtube Livestream Link: <https://youtube.com/live/weZnyF5X2E0?feature=share>

For those participating online, attendees register by clicking the Zoom link below to receive a link to the meeting.

Zoom Online Meeting Link: https://bendoregon.gov.zoom.us/webinar/register/WN_df_p4BVtSqerkabNtLQhPw

You can also copy and paste the Zoom link into your browser.

Call-in Phone Number: 1-888-788-0099

Webinar ID: 880 1531 5560

Passcode: 097821

ROLL CALL:

- Margo Clinton - Chair
- Scott Winters – Vice Chair
- Bob Gressens
- Suzanne Johannsen
- John LaMotte
- Erin Ludden
- Nathan Nelson

1. VISITORS:

2. QUASI-JUDICIAL PUBLIC HEARING

Public Hearing/Recommendation to Council – Site-Specific Tax Increment Finance Plan

Urban Renewal Manager, Jonathan Taylor – jtaylor@bendoregon.gov

Suggested Motion: *I move to recommend that the City Council approve the Project Emblem Site-Specific Tax Increment Finance Plan based on draft findings that the plan conforms to the City of Bend Comprehensive Plan.*

Meeting Materials:

[Transmittal Memo](#)

[Exhibit A - Emblem Tax Increment Finance Plan Staff Report](#)

[Exhibit B –Emblem Tax Increment Finance Plan](#)

Conduct of Quasi-Judicial Hearing before the Planning Commission

1. Open the hearing
2. Statement of pre-hearing contacts, bias, prejudice or personal interest
3. Challenge for bias, prejudgment or personal interest
4. Staff will explain the procedural requirements of State Law
5. Staff report
6. Applicant's presentation
7. Testimony by those in favor of the application
8. Testimony by those neutral
9. Testimony by those opposed to the application
10. Applicant rebuttal
11. Close public hearing
12. Staff comments
13. Deliberation
14. Motion to approve, approve with conditions, or deny the request

3. WORK SESSION

3.1. Overview of Planning Commission Rules of Procedure

City Attorney, Ian Leitheiser – ileitheiser@bendoregon.gov

CDD Director, Colin Stephens – cstephens@bendoregon.gov

Planning Manager, Renee Brooke – rbrooke@bendoregon.gov

Meeting Materials: [Bend Planning Commission Rules of Procedure](#)

4. APPROVAL OF MINUTES: [April 28, 2025 Minutes](#) and [May 12, 2025 Minutes](#)

5. COMMUNICATIONS:

- a. Reports from Planning Commissioners
- b. Report from the Planning Manager
- c. Report from Community Development Director
- d. Report from City Attorney



MATERIALS IN ALTERNATE FORMAT REQUEST

Accommodation Information for People with Disabilities

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate formats such as Braille, large print, electronic formats, CD Formats, or any other accommodations are available upon advance request (24 hour notice). Please contact the planning

tech group at planningtech@bendoregon.gov or 541-388-5580 Ex- 3, for assistance; Relay Users Dial 7-1-1 and [541-385-6676]. Providing at least three days notice before the event will help ensure availability.