

# Agenda

**Bend Planning Commission**

**Monday, June 11, 2018**

**5:30 Regular Meeting**

City Council Chambers - City Hall

710 NW Wall Street

Bend, Oregon 97701



COMMUNITY  
DEVELOPMENT

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## 1. ROLL CALL:

Peter Christoff

Lindsey Hopper

Vincent Mercurio

Michael Moran

Jeff Payne - absent

Joan Olender Vinci - absent – will conference in

Scott Winters - absent

## 2. VISITORS:

## 3. WORK SESSION: Plexes in the RS, Senior Planner Pauline Hardie, (1hr)

[Memo](#)

## 4. QUASI-JUDICIAL PUBLIC HEARING: PZ-18-0374 & 0375, Nash-Webber WOZ Review & Class B Variance, Aaron Henson (1 hr). *Suggested motion: I move to approve PZ-18-0374, Type III Waterway Overlay Zone application, and PZ-18-0375, Class B Variance application, with the findings and conditions recommended by staff.*

[Staff report](#)

[Burden of proof](#)

[Architectural plans](#)

[Landscape plan](#)

[Landscape details](#)

[Landscape site photos](#)

## 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. Opponents' rebuttal may be allowed at the Commission's discretion
12. Close public hearing
13. Staff comments

*To protect and enhance the well-being of our community with commitment, integrity and service.*

14. Deliberation

15. Motion to approve, approve with conditions or deny the request

- 5. DELIBERATION:** PZ-18-0084, Haworth Declaratory Ruling, Senior Planner Aaron Henson, (1hr). *Suggested motion: I move that the Planning Commission interpret the Waterway Overlay Zone regulations as recommended in the staff findings, which results in denying PZ-18-0084.*

Commissioner Hopper and Vice Chair Vinci were absent for hearing on March 26, 2018. Chair Payne conferenced into the meeting.

[Staff report](#)

[Application form](#)

[Applicant's burden of proof](#)

[Subdivision plat](#)

[Dock photo](#)

[Mud photo](#)

[Photos of existing turf](#)

[Manufacturer permeability info](#)

[Civil engineering](#)

[Turf drawings](#)

[ODFW email](#)

[Floodplain map](#)

[Leachate response](#)

[Applicant response](#)

[Brown email 3.20.18](#)

[Brown email 3.21.18](#)

[Edde email](#)

[Staff presentation](#)

[Applicant presentation](#)

[3-26-18 Definitions](#)

[3-26-18 Haworth photos](#)

[3-27-19 Pinnell testimony](#)

[3-28-18 Haworth turf info.](#)

[4-1-18 Pinnell testimony](#)

[4-2-18 Craghead evidence](#)

[EX 12 Diamond Pro Fescue info](#)

[EX 13 Email Diamond Pro Fescue](#)

[EX 14 Climate info](#)

[4-16-18 Final Arguments](#)

### **Conduct of Quasi-Judicial Hearing before the Planning Commission**

1. Open the hearing
2. Deliberation
3. Motion to approve, approve with conditions or deny the request

### **6. APPROVAL OF MINUTES:**

- 6.1** Approval of [May 14, 2018 minutes](#). Commissioner Mercurio was absent for the May 14, 2018 meeting.

## 7. COMMUNICATIONS:

- 7.1 Reports from Planning Commissioners (10 minutes)
- 7.2 Report from Planning Manager including upcoming meetings and work sessions (5 minutes)
- 7.3 Report from Growth Management Director (5 minutes)
- 7.4 Report from Development Services Director (5 minutes)
- 7.5 Report from City Attorney (5 minutes)



### Accessible Meeting/Event Notification

#### **Accessible Meeting Information**

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate format such as Braille, large print, electronic formats and disc, or any other accommodations are available upon advance request. Please contact [accessibility@bendoregon.gov](mailto:accessibility@bendoregon.gov) or 541.693.2141. Providing at least 3 days notice prior to the event will help ensure availability.