



CITY OF BEND

Development Code Amendments Planning Commission Public Hearing

Beth LaFleur, Senior Planner, CEDD

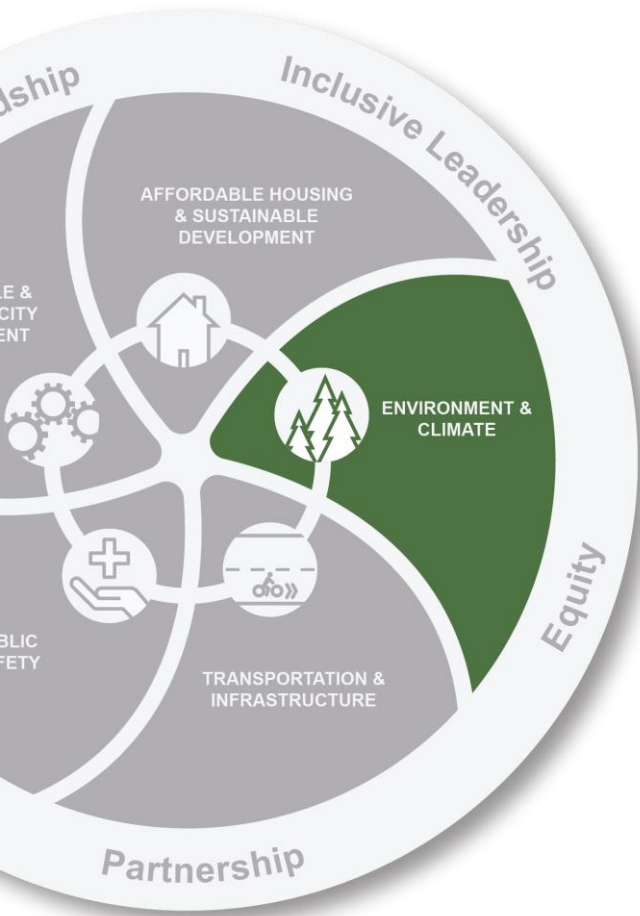
October 28, 2024

Proposed Amendments

- Prohibit new auto-dependent uses in the Convenience Commercial (CC) Zoning District. (Amends BDC Table 2.2.300)
- To subject properties within the Neighborhood Commercial (CN) zoning district to the same Short-Term Rental (STR) review type, concentration limit, and number of STRs allowed per property, as the underlying Residential Land Use Designation (Amends BDC 3.6.500, Short Term Rentals)



2023-2025 Goal: Environment & Climate



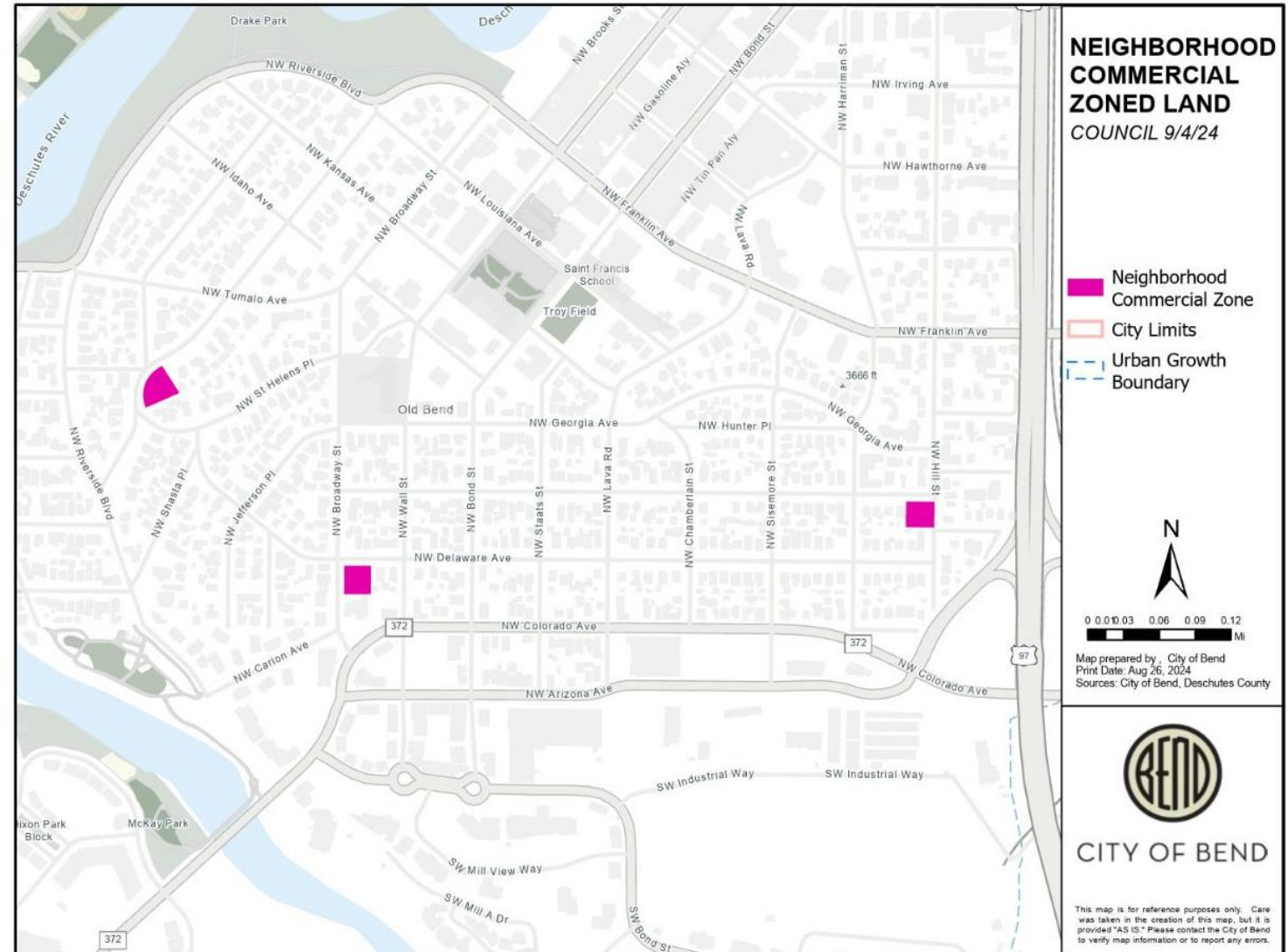
- **Strategy:** Advance the Community Climate Action Plan (CCAP) and Encourage Sustainable Development
- **Action:** Develop new policies to support sustainable development including policies that are responsive to community concerns, such as the Tree Code, auto dependent uses in commercial zones and natural gas policy
- **Council directed Staff to move forward with the proposed amendments at their September 4, 2024 Work Session.**



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Neighborhood Commercial (CN) Zone

- CN Zone is a legacy in the Development Code and exists in only 3 locations
- CN Zone is not the same as a Neighborhood Commercial *Site* subject to BDC 3.6.300.J



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Commercial Neighborhood (CN) Zone

- Short-Term Rentals are allowed in the three CN Zone locations (5 properties)
 - Processed as a Type I application (no notice; only applicant can appeal)
 - Exempt from 500-foot concentration limit
 - Unlimited number of STR units per property
- 2 of the 5 CN-Zoned properties have a permitted Short-Term Rental

If CN zone locations are subject to underlying Residential Zoning District:

- Processed as a Type II application (administrative with public notice)
- Subject to 500-foot concentration limits
- Limited to one STR unit per property



Community Outreach

- City Council Work Session: September 4, 2024.
- Notice to DLCD: September 16, 2024.
- Measure 56 and Notice of October 28, 2024 Planning Commission Public Hearing mailed to all affected property owners of record and to Neighborhood District representatives: September 26, 2024.
- Proposed amendments emailed to Bend Development Code Update Group: September 26, 2024.
- Legal Notice of first evidentiary hearing published in Bend Bulletin “Legal Notices”: October 6, 2024.
- Planning Commission Work Session: October 14, 2024.
- **37 public comments received all in support of the CC Zone amendments, as of October 28, 2024.**
- **1 public comment received in opposition to the STR/CN amendment, as of October 28, 2024.**



Next Steps

- City Council Public Hearing and First Reading: December 4, 2024.
- City Council Second Reading: December 18.
- Effective Date of the BDC Amendments: January 17, 2025.



To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Beth LaFleur at elafleur@bendoregon.gov or 541-330-4008; Relay Users Dial 7-1-1.



Recommendation

Suggested Motion:

- I move to recommend that based on the findings of fact in Exhibit B, the Planning Commission recommends the City Council approve the Legislative amendments to the Bend Development Code (BDC) to prohibit new auto-dependent uses from the Convenience Commercial (CC) zoning district and to subject properties within the Neighborhood Commercial (CN) zoning district to the same Short-Term Rental Review Type as the underlying Residential Land Use Designation.

