



CITY OF BEND

CITY COUNCIL ISSUE SUMMARY

MEETING DATE: September 16, 2020

SUBJECT: Quasi-judicial amendment to Bend Development Code Chapter 2.7, Special Planned Districts, to create the Easton Master Planned Development (MPD); a 75.4 acre Major Community Master Plan. (PZ 20-0477)

STAFF MEMBER: Karen Swenson, Senior Planner

DEPARTMENT: Community Development

ACTION REQUIRED:

- Motion
- Public Hearing Date: 9/16/2020
- Ordinance 1st Reading Date: 9/16/2020
- Ordinance 2nd Reading Date: 10/7/2020
- Resolution
- Information/Direction
- Consent Agenda (*adopted by motion*)

ADVISORY BOARD/COMMISSION RECOMMENDATION:

- Approval
- Denial
- None Forwarded
- Not applicable

Comments: The Planning Commission voted unanimously to recommend approval of the Easton Master Planned Development.

RECOMMENDED MOTION:

Motion for Public Hearing and First Reading September 16, 2020: I move for the first reading of the ordinance to amend Bend Development Code Chapter 2.7, Special Planned Districts, to create the Easton Master Planned Development as proposed.

Motion for Adoption October 7, 2020: I move for the second reading and adoption by roll call vote of the ordinance to amend Bend Development Code Chapter 2.7, Special Planned Districts, to create the Easton Master Planned Development as proposed.

ISSUE / COUNCIL DECISION & DISCUSSION POINTS:

Bend Comprehensive Plan (BCP) Policy 11-33 requires that master plans within the Standard Density Residential (RS) zone exceed a minimum density of 5.11 dwelling units per acre and 10 percent of the dwelling units must be non-single-family detached housing. The Easton Master Plan encompasses 75.4 acres zoned RS abutting the southern city limits, which requires a minimum of 386 housing units of which 39 must be non-single-family detached housing. The proposed master plan includes capacity for 428 lots for future single-family homes, including 114 lots for townhomes (27 percent of the housing units). The master plan also includes 8.4 acres of open space, including one private park with a community center and one public park. The proposed Development Code standards for the Easton MPD creates a new residential neighborhood in Opportunity #7 of the Bend Comprehensive Plan.

CURRENT YEAR BUDGET IMPACTS IDENTIFIED BY DEPARTMENT: N/A

DEPARTMENT DIRECTOR REVIEW

Reviewed by: Russ Grayson Date: September 9, 2020

FINANCIAL REVIEW

Reviewed by: Melissa Bradley Date: September 8, 2020

LEGAL REVIEW

Reviewed by: Ian Leitheiser Date: September 9, 2020

COMMUNITY OUTREACH PROCESS AND POTENTIAL IMPACTS:

Prior to submittal of this application and related applications, the applicants hosted a virtual public meeting on April 22, 2020 in accordance with BDC 4.1.215. The Planning Commission held a public hearing for the Easton MPD on August 24, 2020, and issued a recommendation of approval to the Council. Public notice for the City Council hearing was provided in accordance with the requirements of BDC 4.1.423-4.1.425. One person provided verbal testimony, expressing concern about the environmental impact of the proposed development. On August 31, 2020, notice was mailed by the Planning Division to surrounding owners of record of property within 400 feet of the subject properties, and to the Old Farm and Southeast Bend Neighborhood Association representatives. On September 2, 2020, *Notice of Proposed Development* signs were posted by the applicant along the property frontages at six locations, visible from adjacent rights of way. One comment was received in response to these notices at the time this summary was prepared, prior to the City Council public hearing, expressing concern about two offsite dangerous intersections needing roundabouts.

ATTACHMENTS:

- PC Recommendation
- Ordinance
 - Exhibit A – Easton MPD Code Text
 - Exhibit B – Findings