



Planning Division
City of Bend
P.O. Box 431
Bend, OR 97709

NOTICE OF PUBLIC HEARING

The City of Bend will hold a “hybrid” public hearing before the City Council on **Wednesday, June 7, 2023, at 7:00 p.m.**

You or anyone else may virtually attend the hearing. Attendance instructions will be on the Council agenda which can be found at <http://www.bendoregon.gov/councilagenda> prior to the hearing. Those without computer access may call the staff reviewer below prior to the meeting for a call-in number 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.

PROJECT NUMBERS: PLRPDA20220926 (Development Agreement for partition)
PLMISC20220927 (Right-of-Way Vacation of 17th Street)

CITY COUNCIL HEARING DATE: Wednesday, June 7, 2023

HEARING LOCATION: 710 NW Wall Street, Bend, OR 97703 or remote, via a virtual meeting platform

APPLICANT: Housing Works and KOR Community Land Trust

LOCATION: 19755 Simpson Avenue, Tax Lot 1812060000100

REQUEST: Statutory Development Agreement to partition a 7.12 acre property north of Simpson Avenue between 15th Street and Mt. Washington Avenue into 2 parcels for affordable housing (PLRPDA20220926)

Right-of-Way Vacation application to vacate the unimproved segment of 17th Street north of Simpson Avenue (PLMISC20220927)

STAFF REVIEWER: Karen Swenson, Senior Planner, (541) 388-5567, kswenson@bendoregon.gov

Comments must be directed toward the criteria that apply to this request and must **reference the project number.** Failure to raise an issue with sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes an appeal based on that issue. All parties have the right to request a continuance or to have the record held open. Written comments may be submitted by email to the Staff Reviewer listed above, or by mail to the City of Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703.

Accessible Meeting Information



This meeting location is accessible. Sign language interpreter service, assistive listening devices, materials in an alternate format such as Braille, large print, electronic formats and CD formats, or any other accommodations are available upon advance request. Please contact the Staff Reviewer listed above. Relay Users Dial 7-1-1. Providing at least 3 days’ notice prior to the hearing will help ensure availability.

The applications, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed using the following link to access the projects directly:

Development Agreement: PLRPDA20220926

<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=27207>

Right-of-Way Vacation: PLMISC20220927

<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=27208>

Alternatively, the applications can be accessed through the [Online Permit Center Portal](#) on the City of Bend website at www.bendoregon.gov/permitcenter. Open the Portal and select the *Application Search* link under the Planning & Historic header, then enter the project number in the search bar to find the project. A copy of the Staff Report will be available prior to the hearing.

The applicable criteria are listed below and are available for review using the following link: <https://bend.municipal.codes/BDC>

Copies of the application materials and applicable criteria can also be obtained by contacting the staff reviewer listed above, or at a reasonable cost from the City of Bend Permit Center, City Hall, 710 NW Wall Street, Bend, Oregon. If you have questions or need help accessing the project in the Online Permit Center Portal, please contact the Staff Reviewer listed above, or call (541) 388-5580 and choose Option 3 for the planner on duty.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code

Right-of-Way Vacation

Bend Code

Chapter 3.80 Right-of-Way Vacation

Oregon Revised Statutes

ORS 271-080-271.170



Development Agreement

Bend Development Code

4.1.1500 Development Agreements

4.3 Land Divisions

Applicable Standards:

Chapter 2.1, Residential Districts (RM)

Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation

Chapter 3.2, Landscaping, Street Trees, Fences and Walls

Chapter 3.4, Public Improvement Standards

Chapter 4.7, Transportation Analysis

Applicable Procedures:

Chapter 4.1, Development Review and Procedures



I, Isaak Staats, certify that a copy of this notice was mailed to all property owners of record and to the addresses based on the City's current addressing record, for properties within 500 feet of the subject site, as well as the representative for the Summit West, River West, and Century West Neighborhood Associations. A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Isaak Staats, Planning Technician II