



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

NOTICE OF PUBLIC HEARING

The City of Bend will hold a “virtual” public hearing before the City Council on **Wednesday, January 5, 2022 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 contact the staff reviewer prior to the meeting for a call-in number in order to participate via telephone. Comments may be provided in writing prior to the hearing. Comments should be directed to the staff reviewer and include the project number.

PROJECT NUMBERS: PLMOD20210933 (master plan modifications)
and PLANX20210934 (annexation)

**APPLICANT/
OWNER:** Pahlisch Homes, Inc.
(Treeline) 210 SW Wilson Avenue, Suite 100
Bend, OR 97703

OWNER: NWX2 LLC
(Discovery West) 409 NW Franklin Avenue
Bend, OR 97703

LOCATION: Treeline Modification Area and Annexation Area: Bend Urban Growth Boundary West Expansion Area Master Plan Area 3; Tax lot 1100 on Deschutes County Assessor Map 171135

Adopted Treeline Master Plan: Bend Urban Growth Boundary West Expansion Area Master Plan Area 2; Tax Lots 100, 500 and 700 on Deschutes County Assessor Map 171126DD

Adopted Discovery West Master Plan (a part): Bend Urban Growth Boundary West Expansion Area Master Plan Area 1; Tax Lot 400 on Deschutes County Assessor Map 171135 and Tax Lot 400 on Deschutes County Assessor Map 171135D

REQUEST: Type III Quasi-judicial amendment to Bend Development Code Chapter 2.7, Special Planned Districts, to amend the Treeline Master Planned Development to add 31.7 acres with 77 single-family homes including 16 townhomes, and 9.4 acres of open space.

Type III Annexation of 31.7 acres (Treeline modification area)

Type III Quasi-judicial amendment to Bend Development Code Chapter 2.7, Special Planned Districts, to also modify the Discovery West Master

Planned development to reallocate the required 59 multifamily, duplex, and/or triplex housing units, including at least 12 affordable units, from the Treeline Modification Area (West Area 3) to the Discovery West Master Plan (West Area 1). The application also includes

Comprehensive Plan policy amendments that account for a one-acre reduction in both commercial and mixed employment plan designations and a corresponding two-acre increase in the Urban Low-Density plan designation, that will also be reflected in the Comprehensive Plan Map and the Discovery West Master Plan

STAFF REVIEWER: Karen Swenson, AICP, 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 numbers**. Failure to raise an issue with sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes 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 Street, Bend, Oregon 97703.

The application, 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: <https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLMOD20210933> and <https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLANX20210934>. 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: <http://www.codepublishing.com/OR/bend/>.

Copies of the application materials and applicable criteria can also be obtained by contacting the staff reviewer listed above.

If you have questions or need help to access 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

Criteria

Chapter 4.5, Master Planning

Chapter 4.6, Land Use District Map and Text Amendments

Standards

Chapter 2.1, Residential Districts

Chapter 2.7, Special Planned Districts

Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation
Chapter 3.4, Public Improvement Standards
Chapter 4.7, Transportation Analysis

Procedures

Chapter 4.1, Development Review and Procedures
Chapter 4.9, Annexations

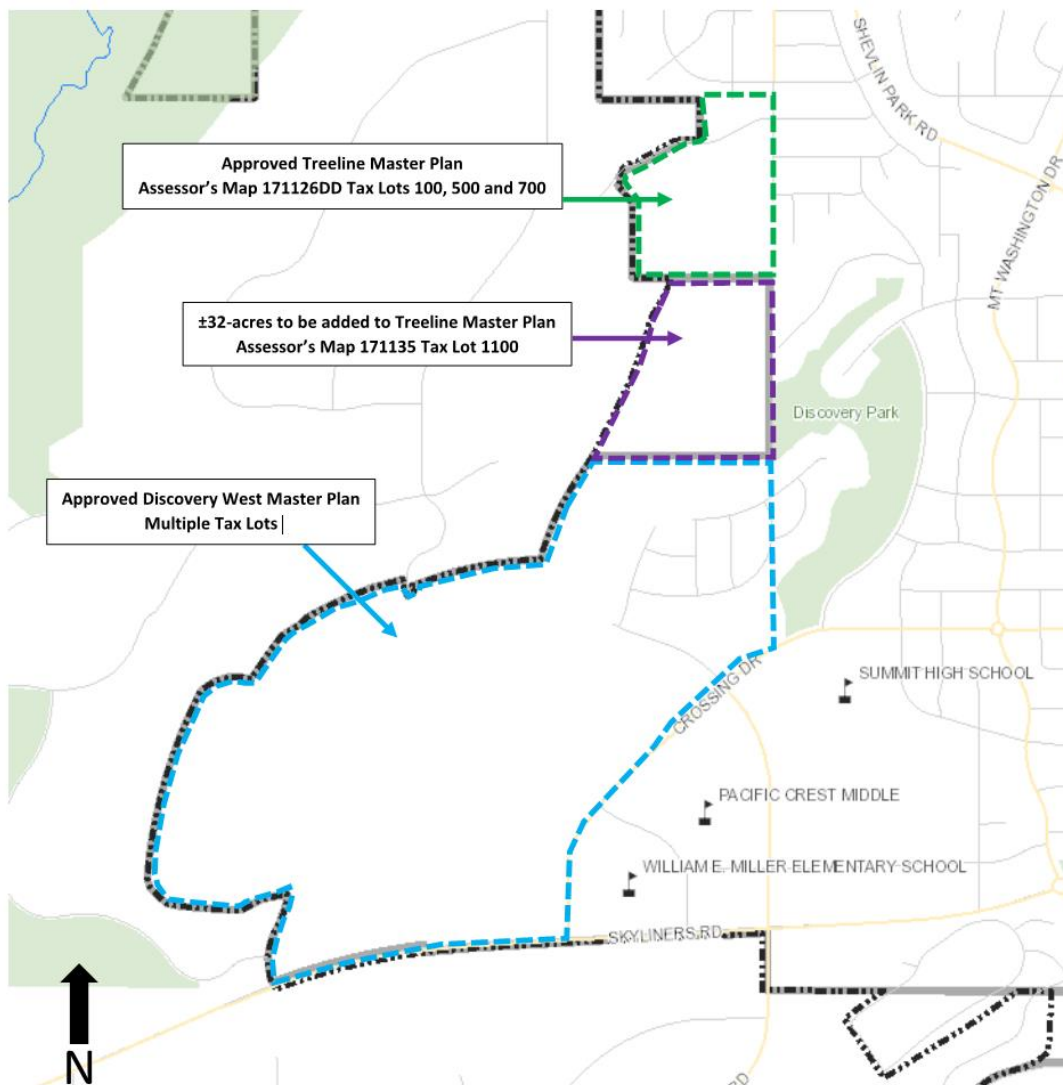
Bend Comprehensive Plan

Chapter 11, Growth Management

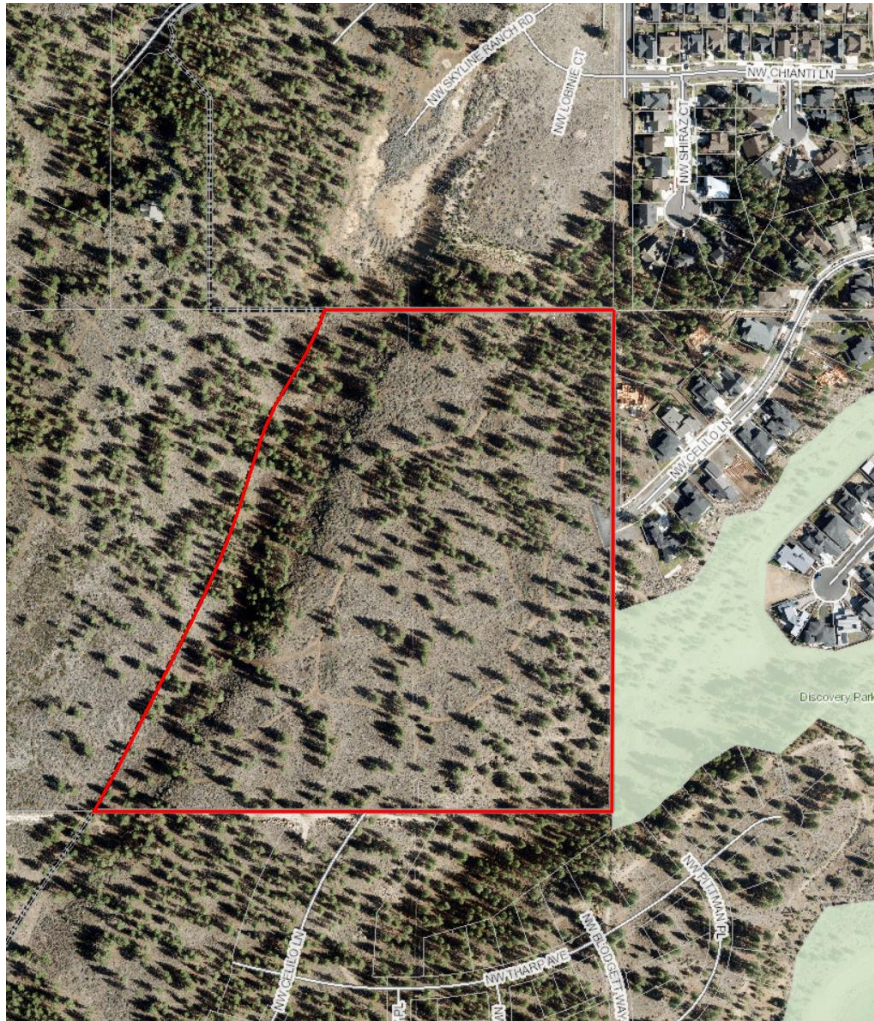
Oregon Administrative Rules

Chapter 660 Division 15 - Statewide Planning Goals and Guidelines

Vicinity Map




**Treeline Modification/Expansion Area (purple)
and Discovery West (blue, 2 acres to be modified near Skyliners Rd)**



Treeline Modification/Annexation Area

I, Jennifer Yarbrough, certify that a copy of this notice was mailed to the designated representatives of the Summit West Neighborhood Association, and to all owners of record of property as shown on the most recent property tax assessment roll, located within 500 feet of the subject property. A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Signature:  Jennifer Yarbrough, Planning Technician I

Cc: Parties of record

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.