



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

AWBREY BUTTE NEIGHBORHOOD ASSOCIATION
JEFF CONRAD
862 NW HALEAKALA WAY
BEND OR 97703

NOTICE OF PUBLIC HEARING

The City of Bend will hold a “virtual” public hearing before the Planning Commission on **Monday, March 14, 2022, 5:30 P.M.**

You or anyone else may virtually attend the hearing. Attendance instructions will be on the meeting agenda which will be posted at <https://www.bendoregon.gov/government/committees/planning-commission> prior to the hearing. Those without computer access may call the staff reviewer below 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, and should be directed to the staff reviewer and include the project number.

- PROJECT NUMBER:** PLSPD20211096
- APPLICANT:** Joey Shearer, AICP,
AKS Engineering & Forestry
- LOCATION:** Tax Lots 200 & 300 on Deschutes County Assessor’s Map # 17-11-2500
- REQUEST:** A Type III application for a Community Master Plan encompassing ±73.5 acres, including ±5.3 acres within the City Limits as well as the ±68.2-acre Shevlin Area Urban Growth Boundary (UGB) Expansion Area
- STAFF REVIEWER:** Nicolas Lennartz, Associate Planner
(541) 330-4020, nlennartz@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 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.

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 project directly: <https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLSPD20211096>. Alternatively, the application 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 at least one week 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

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.

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 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 and Development Alternatives

Chapter 4.7 Transportation Analysis

Standards

Chapter 2.1 Residential Districts

Chapter 2.2 Commercial Zoning Districts

Chapter 2.8 Urbanizable Area District

Procedures

Chapter 4.1 Development Review and Procedures

Other

Oregon Administrative Rules OAR 660-012-0060

Statewide Planning Goals

Bend Comprehensive Plan Chapter 11 – Growth Management



****Subject properties circa 2019***

I, Sheila Pyott, 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 and Awbrey Butte Neighborhood Association(s). A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Sheila Pyott Signature: Sheila Pyott