



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 Planning Commission on **Monday, May 9, 2022, at 5:30 pm.**

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: PLTEXT20220203

PLANNING COMMISSION HEARING DATE: Monday, May 9, 2022

HEARING LOCATION: Remote, via a virtual meeting platform

APPLICANT: City of Bend

LOCATION: City Wide

PROPOSAL: Amendments to the Bend Development Code (BDC) primarily for SB 458 which was passed by the Oregon Legislature in 2021. This law requires cities to allow middle housing developments to be subdivided into individual lots for homeownership opportunities. For example, a quadplex could be built on a lot and then split into four smaller lots, each containing one dwelling unit, by using an expedited land division procedure. The proposed amendments also include minor amendments for consistency and clarity.

The amendments are to Bend Development Code (BDC) Chapters 1.2 Definitions, 2.1 Residential Districts, 3.1, Lot, Parcel and Block Design, Access and Circulation, 3.6 Special Standards and Regulations for Certain Uses, 3.8 Development Alternatives, 4.1, Development Review and Procedures, 4.3, Subdivisions, Partitions, Replats and Property Line Adjustments and 4.5 Master Plans and minor amendments throughout the BDC for consistency and clarity.

STAFF CONTACT: Pauline Hardie, Senior Planner
(541) 693-2153; phardie@bendoregon.gov

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.

Comments must be directed toward the criteria that apply to this request, and must **reference the project number**. 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, as well as public comments, can be viewed in 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 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:

Bend Development Code

Chapter 4.6 Land Use District Map and Text Amendments
4.6.200 Legislative Amendments
4.6.600 Transportation Planning Rule Compliance

Applicable Procedures:

Bend Development Code

Chapter 4.1 Development Review and Procedure
4.1.500 Type IV Legislative Procedures

I, Cathleen Carr, certify that a copy of this notice was mailed to representatives for the **Awbrey Butte, Boyd Acres, Century West, Larkspur, Mountain View, Old Bend, Old Farm District, Orchard District, River West, Southeast Bend, Southern Crossing, Southwest Bend, Summit West** Neighborhood Associations.

Sent by: Cathleen Carr Date Mailed: April 14, 2022



Cathleen Carr, Lead Planning Technician