



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 Planning Commission on **Monday, December 12, 2022, at 5:30 p.m.** You or anyone else may attend the hearing in person at **710 NW Wall Street, Bend, OR 97703** or virtually (attendance instructions will be on the meeting agenda which will be posted at [Planning Commission | City of Bend \(bendoregon.gov\)](https://www.bendoregon.gov/PlanningCommission) 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. Comments should be directed to the staff reviewer and include the project number.

PROJECT NUMBER: PLTEXT20220451

CITY COUNCIL

HEARING DATE: Monday, December 12, 2022

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

APPLICANT: City of Bend

LOCATION: City Wide

PROPOSAL: The City of Bend is proposing amendments to the Bend Comprehensive Plan, Transportation System Plan (TSP) and Bend Development Code (BDC). The proposed amendments are primarily to provide consistency between the BDC and the recently adopted TSP and updated City of Bend Standards and Specifications. In addition, the proposed amendments include house-keeping amendments in other sections of the code for consistency and clarity.

The amendments are to the Bend Comprehensive Plan Chapter 7, Transportation Systems, Chapter 9, Community Appearance and Chapter 11, Growth Management, and Transportation System Plan (TSP) Chapter 5, Transportation Projects and Programs and Bend Development Code (BDC) Chapters 1.2 Definitions, 2.1 Residential Districts, Chapter 2.2, Commercial Zoning Districts, 2.3, Mixed-Use Zoning Districts, 2.4, Industrial Zoning Districts, 2.6, Public Facilities Zoning District, 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans, 3.1, Lot, Parcel and Block Design, Access and Circulation, 3.2, Landscaping, Street Trees, Fences and Walls, 3.3, Vehicle Parking, Loading and Bicycle Parking, 3.4, Public Improvement Standards, 3.5, Other Design Standards, 3.6 Special Standards and Regulations for Certain Uses, 3.8 Development Alternatives, 4.1, Development Review and Procedures,

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.

4.2, Minimum Development Standards Review, Site Plan Review and Design Review, 4.3, Subdivisions, Partitions, Replats and Property Line Adjustments and 4.5 Master Plans, Chapter 4.7, Transportation Analysis, 4.8, Transportation and Parking Demand Management (TPDM) Plan, 4.9, Annexations, Chapter 5.1, Variances, and 5.2, Nonconforming Uses and Developments and minor amendments throughout the BDC for consistency and clarity.

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

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.


Cathleen Carr, Lead Planning Technician

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