



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 **October 28, 2024 at 5:30 PM**. You or anyone else may attend the hearing virtually or in person in the City of Bend Council Chambers at 710 NW Wall Street, Bend, OR, 97703. Virtual attendance instructions will be on the Planning Commission agenda which can be found 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:** PLTEXT20240523

**APPLICANT:** City of Bend

**LOCATION:** Citywide

**REQUEST:** Bend Development Code (BDC) text amendments implementing certain Oregon state laws and legislation to facilitate housing development. The amendments are to BDC Chapters 1.1, General Administration, 1.2, Definitions, 2.1, Residential Districts, 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, 3.3, Vehicle Parking, Loading and Bicycle Parking, 3.6, Special Standards and Regulations for Certain Uses, 3.8, Development Alternatives, 4.1, Development Review and Procedures, 4.2, Minimum Development Standards Review, Site Plan Review and Design Review, 4.3, Land Divisions and Property Line Adjustments, and creating BDC 3.6.250, Income Qualified Housing and Chapter 5.3, Adjustments. There are also minor amendments throughout for consistency and clarity. (Type IV Legislative Process with Planning Commission recommendation to City Council)

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

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 can be viewed using the following link to access the project directly:

<https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLTEXT20240523>

Alternatively, the application can be accessed through the Online Permit Center Portal on the City of Bend website at [www.bendoregon.gov/permitcenter](http://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.

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.

The applicable criteria are listed below and are available for review using the following link:

<https://bend.municipal.codes/BDC> .

## **APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:**

### **Bend Development Code (BDC)**

#### **BDC Criteria**

Chapter 4.6, Land Use District Map and Text Amendments

#### **BDC Procedures**

Chapter 4.1, Development Review and Procedures

I, Cathleen Carr, certify that a copy of this notice was mailed to the representatives for each of the City of Bend Neighborhood District(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** [<https://cityview.ci.bend.or.us/portal/>].



Cathleen Carr, Planning Technician, Lead



### **MATERIALS IN ALTERNATE FORMAT REQUEST Accommodation Information for People with Disabilities**

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate formats such as Braille, large print, electronic formats, CD Formats, or any other accommodations are available upon advance request (24 hour notice). Please contact the planning tech group at [planningtech@bendoregon.gov](mailto:planningtech@bendoregon.gov) or 541-388-5580 Ex- 3, for assistance; Relay Users Dial 7-1-1 and [541-385-6676]. Providing at least three days notice before the event will help ensure availability.