



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 Hearings Officer on **November 08, 2024 at 10:00 AM**. 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 Hearings Officer agenda which can be found at <https://www.bendoregon.gov/government/departments/community-development/online-permit-center/planning-historic/hearings-officer> 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: PLCPMA20240334

APPLICANT: Adam Smith

LOCATION: 1220 NE FRANKLIN AVE, BEND, OR 97701; 171233D000200;

REQUEST: Amendment to the Bend Comprehensive Plan Map and Zoning Map to change approximately 6.54 acres of an approximately 16.74 acre property from a Public Facilities (PF) Designation/Zoning District to Medium Density Residential (RM) Designation/Zoning District. (Type III Quasi-judicial Review process with Hearings Officer recommendation to City Council)

STAFF REVIEWER: Heidi Kennedy, Senior Planner
hkennedy@bendoregon.gov; (541) 617-4524

Comments must be directed toward the criteria that apply to this request and must reference the project number. Failure to raise an issue within this comment period and with sufficient specificity to afford the decision maker an opportunity to respond to the issue, may preclude appeal based on that issue. Written comments may be emailed 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=PLCPMA20240334>

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 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

Bend Comprehensive Plan

Chapter 1, Plan Management and Citizen Involvement

Chapter 5, Housing

Chapter 11, Growth Management

Applicable Statewide Planning Goals

Goal 1, Citizen Involvement

Goal 2, Land Use Planning

Goal 9, Economic Development

Goal 10, Housing

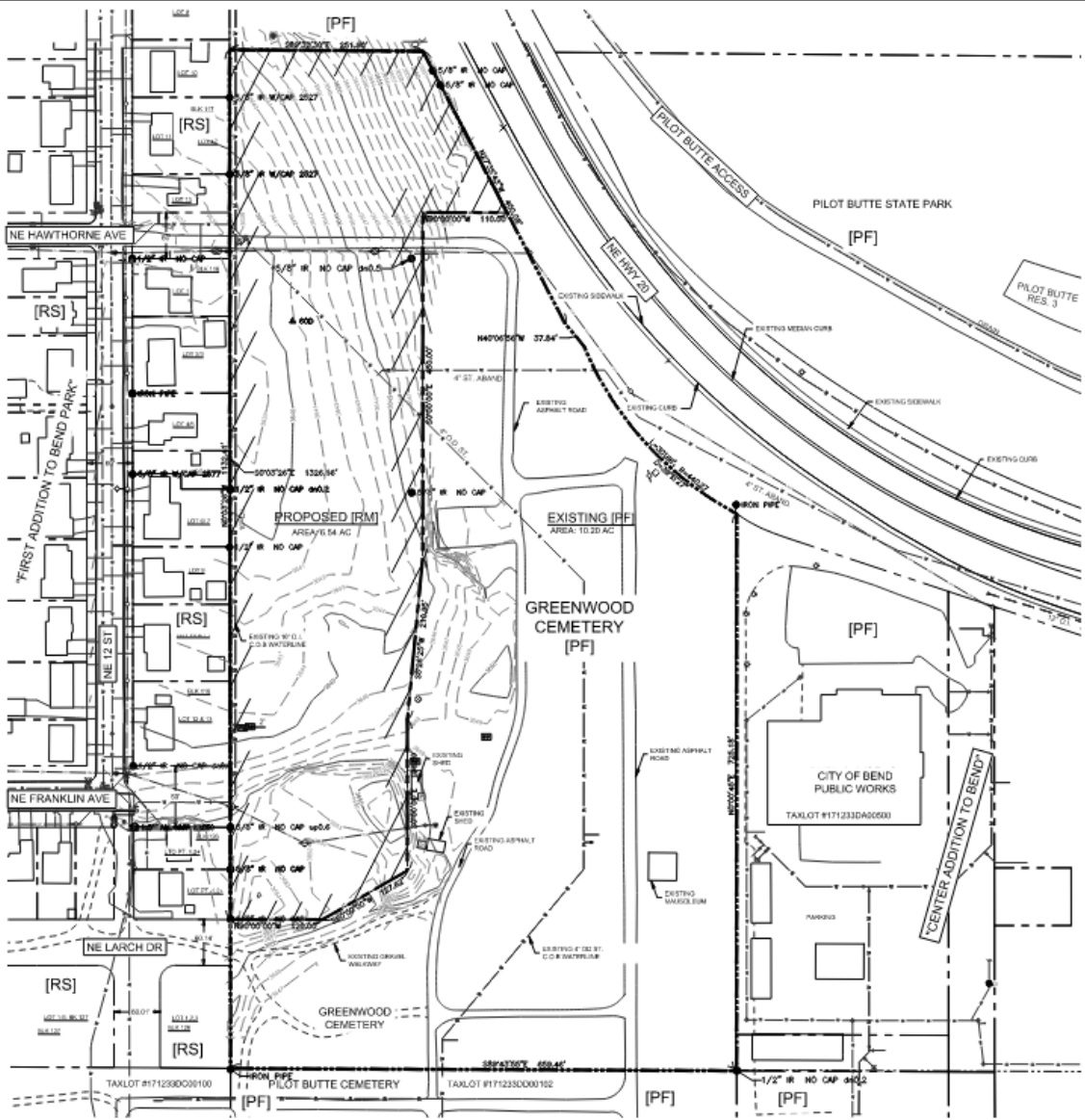
Goal 11 Public Facilities and Services

Goal 12, Transportation

Oregon Administrative Rules

OAR Chapter 660 Division 12 (Transportation Planning Rule)

OAR 660-009-0010 (4)



SITE MAP
SCALE 1"=80'



I, Cathleen Carr, 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 Larkspur and Orchard District Neighborhood Districts. 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 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.