

## Agenda

### Public Hearing – Appeal of Middle Housing Land Division PLLD20240609 before the Hearings Officer

Wednesday, February 26, 2025

The hearing will be held *virtually, via Zoom* (no in-person component), starting at 12:00 p.m. and ending promptly at 1:30 p.m.

The public is invited to watch online via the YouTube link below:  
[https://youtube.com/live/B1ABe\\_8TcQk?feature=share](https://youtube.com/live/B1ABe_8TcQk?feature=share). This link can also be accessed via the City of Bend Hearings Officer webpage:  
<https://www.bendoregon.gov/government/departments/community-development/online-permit-center/planning-historic/hearings-officer>

For attendees who are entitled to participate in the virtual hearing, register by clicking the Zoom link below to receive a link to the meeting. You can also copy and paste the Zoom link into your browser.

**Zoom Online Meeting Link:** [https://bendoregon.gov.zoom.us/webinar/register/WN\\_xK\\_9ro8hRH2czvfEGP\\_i2Q](https://bendoregon.gov.zoom.us/webinar/register/WN_xK_9ro8hRH2czvfEGP_i2Q)

**Call-in Phone Number:** 1-888-788-0099

**Webinar ID:** 829 7468 5355

**Passcode:** 457849

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### PUBLIC HEARING - Appeal of Middle Housing Land Division PLLD20240609 before the Hearings Officer

**Hearings Officer Referee:** James R. Dole

**Project Number:** PLLD20240609

**Applicant:** Munson and Associates c/o Chris Munson  
845 NE 11<sup>th</sup> Street  
Bend, OR 97701  
[Chris@munson-assoc.com](mailto:Chris@munson-assoc.com)

**Appellant 1:** Paul Conte  
8 McKenzie Lane  
Sunriver, OR 97701  
[Paul.t.conte@gmail.com](mailto:Paul.t.conte@gmail.com)

**Appellant 2:** Craig Achatz  
640 NE Lafayette Ave  
Bend, OR 97701  
[craigachatz@bendcable.com](mailto:craigachatz@bendcable.com)

**Site Location:** 635 NE Marshall Ave, Bend OR 97703.



CITY OF BEND

**Request:** Eight-lot Middle Housing Land Division (of Lots 4 and 5, Block 12, of Wiestoria) in the Residential Standard Density (RS) zone.

**City Staff Reviewers:** Michelle Patrick, Associate Planner  
[mpatrick@bendoregon.gov](mailto:mpatrick@bendoregon.gov)

Gus Hobson, Project Engineer  
[ghobson@bendoregon.gov](mailto:ghobson@bendoregon.gov)

The application, plans, documents, and other evidence submitted by or on behalf of the applicant, plus all documentation related to the appeal proceeding can be viewed using the following link to access the project directly:

<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=28580>.

Alternatively, the application can be accessed through the Online Permit Center Portal on the City of Bend website at <https://cityview.ci.bend.or.us/Portal/>. Open the Portal and select the Application Search link under the Planning & Historic header, then enter the project number (PLLD20240609) in the search bar to find the project.

**The Hearings Officer will conduct the Public Hearing as follows:**

1. Open the hearing
2. Hearings Officer's statement of any pre-hearing contacts, bias, prejudice or personal interest
3. Statement of the procedural requirements of State Law and this proceeding (by Hearings Officer)
4. Staff presentation
5. Appellant's presentation/testimony
6. Applicant's presentation/testimony
7. Testimony of those entitled to speak
8. Rebuttal (subject to the Hearings Officer's discretion)
9. Staff comments (subject to the Hearings Officer's discretion)
10. Close public hearing



**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.