

NOTICE OF APPEAL PROCEEDING



COMMUNITY
DEVELOPMENT

CITY OF BEND PLANNING DIVISION
HEARING REFEREE: JAMES R. DOLE

PROJECT NUMBER: PLLD20240609

DATE MAILED: January 30, 2025

APPLICANT: Munson and Associates
c/o Chris Munson
845 NE 11th Street
Bend, OR, 97701
chris@munson-assoc.com

APPELLANT 1: Paul Conte
8 McKenzie Lane
Sunriver, OR 97701
paul.t.conte@gmail.com

APPELLANT 2: Craig Achatz
640 Lafayette Ave
Bend, OR 97701 craigachatz@bendcable.com

LOCATION: 635 NE Marshall Avenue; Lots 4 and 5, Block 12, of Wiestoria; Tax lot 08200 on Deschutes County Tax Assessor Map #17-12-33BA; Tax lot 08203 on Deschutes County Tax Assessor Map #17-12-33BA.

REQUEST: Appeal of an 8-lot Middle Housing Land Division (MHL) approval of a 0.31-acre property located in the Standard Density Residential (RS) zone. The appeal is being processed pursuant to ORS 197.375.

CITY STAFF REVIEWERS: Michelle Patrick, AICP, Associate Planner
mpatrick@bendoregon.gov; 541-388-5562
Gus Hobson, PE Project Engineer
ghobson@bendoregon.gov ; 541-323-7174

The undersigned is the duly appointed referee for this appeal proceeding. This is notice that the appeal proceeding shall be conducted pursuant to ORS 197.375, and as specified below. You are entitled to this notice of the proceeding because you are the applicant/appellant, the local

government or you either provided written comments to the local government or are a provider of public facilities and services entitled to notice. The purpose of this notice is to advise you of the manner in which you may participate in the appeal. ORS 197.375(3) provides limitations on your participation. A copy of the statute accompanies this notice.

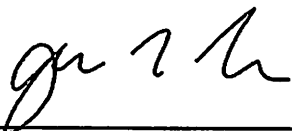
The procedure for this appeal is as follows:

Not later than 5:00 p.m. on February 10, 2025, any person entitled to participate in this proceeding, including the appellant and the local government, may file written statements, memoranda and other documents (Argument) supporting their position. On or before 5:00 p.m. on February 14, 2025, the applicant and local government will have the right to file responsive statements, memoranda and other documents in response to Argument submitted by any other person. A public hearing not to exceed 90 minutes will be held via Zoom on February 26, 2025, commencing promptly at 12:00pm. Only those who have submitted Argument or responses to Argument shall be permitted to speak at the public hearing. Virtual attendance instructions will be available the City of Bend website at <https://www.bendoregon.gov/government/departments/community-and-economic-development/planning-division/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 to participate via telephone. Final written submissions will be accepted from those who spoke at the public hearing until the close of the record of this proceeding at 5:00 p.m. on February 28, 2025. Argument not physically or electronically received by that date will not be considered. Any statements, memoranda, documents or Argument shall be filed by mail or personal delivery to:

City of Bend, Community & Economic Development Department
Planning Division
710 N.W. Wall St.
Bend, Oregon 97703

Or by Email to: mpatrick@bendoregon.gov

The final decision shall be rendered by 6:00 p.m. on March 7, 2025.



James R. Dole, Hearings Officer