



Planning Division
City of Bend
P.O. Box 431
Bend, OR 97709

NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received an application for a 51-lot phased subdivision. The purpose of this letter is to inform you that you or anyone else may give comments in writing to the city regarding this application. **The last day to mail or email comments is January 6, 2022.** Comments should be directed to the staff reviewer identified below and should include the project number.

MOUNTAIN VIEW NA
CAROL ELWOOD
1917 NE HIGHER GROUND AVE.
BEND OR 97701

PROJECT NUMBER: PLLD20211114

APPLICANT: Pahlisch Homes Inc.

LOCATION: 21435 Butler Market Road; Tax Lot 1712230001501

REQUEST: Type II application for a 51-lot two-phase subdivision with open space tracts on 8.72 acres within the approved Petrosa Master Planned Development

STAFF REVIEWER: Karen Swenson, AICP, Senior Planner
kswenson@bendoregon.gov; (541) 388-5567

Comments must be directed toward the criteria that apply to this request, and must **reference the project number**. Failure to raise an issue with sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes 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, 726 NW Wall Street, Bend, Oregon 97703. Written comments must be received or postmarked by **January 6, 2022**.

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=PLLD20211114>. Alternatively, the application can be accessed through the [Online Permit Center Portal](http://www.bendoregon.gov/permitcenter) 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.

The applicable criteria are listed below and are available for review using the following link: <http://www.codepublishing.com/OR/bend/>.

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.

MATERIALS IN ALTERNATE FORMAT REQUEST



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Staff Reviewer listed above. Relay Users Dial 7-1-1.

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, STANDARDS, AND PROCEDURES:
Bend Development Code

Criteria and Standards

- Chapter 2.1, Residential Districts
- Chapter 2.2, Commercial Districts
- Chapter 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans
 - Article XXI. Petrosa Master Planned Development
- Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation
- Chapter 3.2, Landscaping, Street Trees, Fences and Walls
- Chapter 3.4, Public Improvement Standards
- Chapter 3.5, Other Design Standards
- Chapter 3.6, Special Standards for Certain Uses
- Chapter 4.1, Development Review and Procedures
- Chapter 4.3, Subdivisions, Partitions, Replats and Property Line Adjustments
- Chapter 4.7, Transportation Analysis

Procedures

Chapter 4.1, Development Review and Procedures



I, Sheila Pyott, certify that a copy of this notice was mailed to all property owners of record within 250 feet of the subject site, as well as the representative for the Mountain View Neighborhood Association. A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Sheila Pyott Signature: Sheila Pyott