



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 27-lot phased subdivision in the RS zone.

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 Wednesday, March 1, 2023.** Comments should be directed to the staff reviewer identified below and must include the project number.

**PROJECT NUMBER:** PLLD20220907  
**APPLICANT:** April Pust, Becon Engineering  
**LOCATION:** 2759 & 2827 NE Shepard Road; 171228AA05700 & 171228AA05800  
**REQUEST:** Type II Tentative Plan for Phased Subdivision in the RS zone (2 phases, 27 total lots).  
**STAFF REVIEWER:** Nicolas Lennartz, Associate Planner  
(541) 330-4020, [nlennartz@bendoregon.gov](mailto:nlennartz@bendoregon.gov)

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, 710 NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by **Wednesday, March 1, 2023.**

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed using the following links to access the projects directly:  
<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=27188>

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.

The applicable criteria are listed below and are available for review using the following link:  
<https://bend.municipal.codes/BDC>

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.

### 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.

## APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

### Criteria

Chapter 4.3, Land Divisions and Property Line Adjustments

### Standards

Chapter 2.1, Residential Districts (RS)

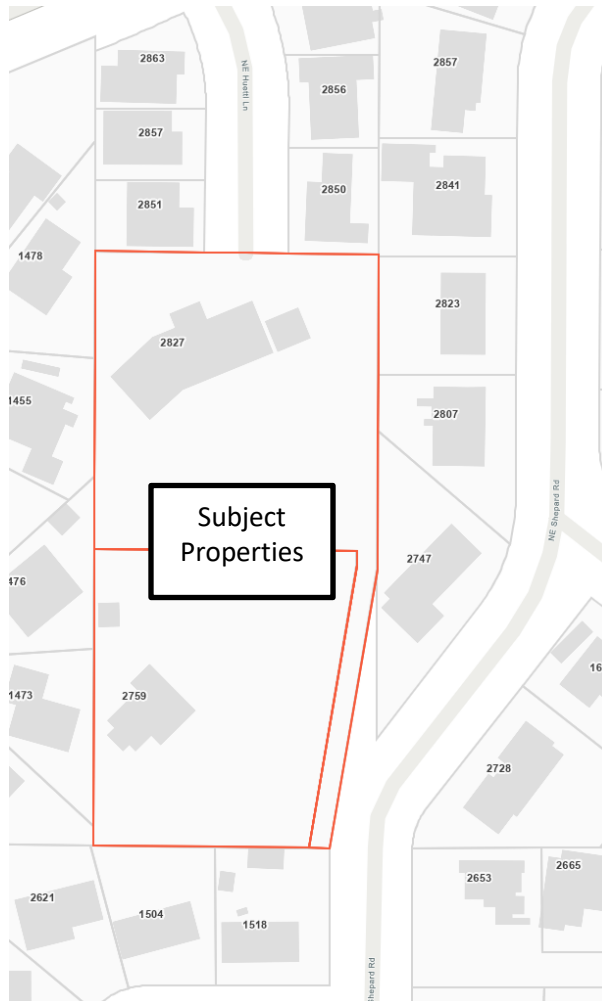
Chapter 3.1, Lot Parcel and Block Design, Access and Circulation

Chapter 3.2, Landscaping, Street Trees, Fences and Walls


Chapter 3.4, Public Improvement Standards

### Procedures

Chapter 4.1, Land Use Review and Procedures



I, Jennifer Yarbrough, 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 250 feet of the subject site, as well as the representative for the Orchard District and Mountain View Neighborhood Associations. A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Signature:  Jennifer Yarbrough, Planning Technician II

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