



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

NOTICE OF PUBLIC HEARING

The City of Bend will hold a “virtual” public hearing before the Bend City Council on **Wednesday, February 2, 2022, at 7:00 p.m.** You or anyone else may virtually attend the hearing. Attendance instructions will be posted at www.bendoregon.gov/councilagenda 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. Comments should be directed to the staff reviewer and include the project number.

PROJECT NUMBER: PLTEXT20210834
CITY COUNCIL HEARING DATE: Wednesday, February 2, 2022
HEARING LOCATION: Remote, via a virtual meeting platform
APPLICANT: City of Bend
LOCATION: City Wide
PROPOSAL: Amendments to the Bend Comprehensive Plan and Appendix C: Transportation System Plan (2020) and Bend Development Code (BDC) primarily for the Juniper Ridge Overlay Zone. The proposed amendments create a new Large Tract Industrial Land Division process in the BDC for the Juniper Ridge Overlay Zone. The proposed amendments also include minor housekeeping amendments for consistency and clarity.

The amendments are to Comprehensive Plan Chapter 7: Transportation Systems and to Transportation System Plan Chapter 5, Transportation Projects and Programs and to BDC Chapters 1.2 Definitions, 2.1 Residential Districts, 2.3 Mixed-Use Zoning Districts, 2.7 Special Planned Districts, Refinement Plans, Area Plans and Master Plans, 3.3 Vehicle Parking, Loading and Bicycle Parking, 3.4 Public Improvement Standards, 3.6 Special Standards and Regulations for Certain Uses, 3.8 Development Alternatives, 4.3 Subdivisions, Partitions, Replats and Property Line Adjustments, 4.5, Master Planning and Development Alternatives and 4.7 Transportation Analysis.

STAFF REVIEWER: Pauline Hardie, Senior Planner

(541) 693-2153; phardie@bendoregon.gov

Comments must be directed toward the criteria that apply to this request, and must **reference the project number**. Written comments may be submitted by email 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, as well as public comments, can be viewed in 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.

The applicable criteria are listed below and are available for review using the following links: [Ch. 4.6 Land Use District Map and Text Amendments | Bend Development Code \(municipal.codes\)](#) and <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. 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.

Accessible Meeting Information



This meeting location is accessible. Sign language interpreter service, assistive listening devices, materials in an alternate format such as Braille, large print, electronic formats and CD formats, or any other accommodations are available upon advance request. Please contact the Staff Reviewer listed above. Relay Users Dial 7-1-1. Providing at least 3 days' notice prior to the hearing will help ensure availability.

Applicable Criteria:

Bend Development Code

Chapter 4.6 Land Use District Map and Text Amendments

4.6.200 Legislative Amendments

4.6.600 Transportation Planning Rule Compliance

Applicable Procedures:

Bend Development Code

Chapter 4.1 Development Review and Procedure

4.1.500 Type IV Legislative Procedures

Sent by: Sheila Pyott

Sheila Pyott Signature: 

Date Mailed: January 6, 2022

cc:

Awbrey Butte Neighborhood Association
Boyd Acres Neighborhood Association
Century West Neighborhood Association
Larkspur Neighborhood Association
Mountain View Neighborhood Association
Old Bend Neighborhood Association
Old Farm District Neighborhood Association
Orchard District Neighborhood Association
River West Neighborhood Association
Southeast Bend Neighborhood Association
Southern Crossing Neighborhood Association
Southwest Bend Neighborhood Association
Summit West Neighborhood Association