



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

NOTICE OF PUBLIC HEARING

The City of Bend will hold a “hybrid” public hearing before the Bend City Council on **Wednesday, June 15, 2022, at 7:00 p.m.** You or anyone else may attend the hearing in person in the **City of Bend Council Chambers** at **710 NW Wall Street**, Bend, OR 97701 **or virtually** (attendance instructions will be on the Council agenda which can be found at <http://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 and should be directed to the staff reviewer and include

PROJECT NUMBER: PLUGB20220115

APPLICANT: Hayden Homes

LOCATION: 21455 Hwy 20, Bend, OR 97701; Tax Lot 1712350001500

REQUEST: Urban Growth Boundary (UGB) Expansion, Comprehensive Plan Map designation of Medium Density Residential (RM), and Urbanizable Area (UA) Zoning of 35.5 acres to accommodate future development in association with HB 4079 – City of Bend Affordable Housing Pilot Program.

STAFF REVIEWER: Karen Swenson, Senior Planner, (541) 388-5567, kswenson@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. All parties have the right to request a continuance or to have the record held open. 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 can be viewed using the following link to access the project directly:

<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningid=26393>

Alternatively, the application can be accessed through 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 link:

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.

<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.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code

Criteria and Standards

Chapter 4.6, Land Use District Map and Text Amendments

Chapter 4.7, Transportation Analysis

Procedures

Chapter 4.1, Development Review and Procedures

Bend Comprehensive Plan

Oregon Administrative Rules

Chapter 660-024, Division 24, Urban Growth Boundaries

Chapter 660-012, Division 12, Transportation Planning

Oregon Revised Statute 197.298

Oregon Statewide Planning Goals



I, Rebecca Batzel, 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 500 feet of the subject site, as well as the representative for the Larkspur 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](#).

Rebecca Batzel Signature:

A handwritten signature in black ink that reads "Rebecca Batzel". The signature is written in a cursive style with a large, stylized initial 'R' and a long, sweeping underline.