



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

NOTICE OF NEW APPLICATION

The City of Bend received the following **Land Division** application. 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 March 13, 2026.** Comments should be directed to the staff reviewer identified below and must include the project number.

PROJECT NUMBER: PLLD20250669

APPLICANT: Empire Construction and Development, LLC
c/o Joey Shearer, AKS Engineering & Forestry, LLC

LOCATION: 21350 Butler Market Rd, Bend, OR 97701; North Side of Butler Market Rd, between Deschutes Market Rd and Eagle Rd; Tax Lots 171223BD03000, 171223BD03200, 171223BD03700 and 171223BD03800

REQUEST: Land Division Application for a phased 16-lot subdivision of a 15.2-acre site in the Commercial General (CG) zone within the Petrosa Master Plan. (Type II Administrative Review with Notice)

STAFF REVIEWER: Aaron Henson, Senior Planner
ahenson@bendoregon.gov; (541) 383-4885

Comments must be directed toward the criteria that apply to this request and must reference the project number. Failure to raise an issue within this comment period and with sufficient specificity to afford the decision maker an opportunity to respond to the issue, may preclude an appeal to LUBA based on that issue. Written comments may be sent via email 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 **11:59 PM on March 13, 2026.**

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=PLLD20250669>.

Alternatively, the application can be accessed through the Online Permit Center at

<https://cityview.ci.bend.or.us/Portal/Planning/Locator> by entering the project number in the search bar to find the project.

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.

The applicable criteria are listed below and are available for review using the following link: <https://bend.municipal.codes/BDC>. Previous versions of the Bend Development Code can be found on the website by clicking "Track" at the top of the page and then selecting "Historic Versions."

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code (BDC) Version Effective Date 10/3/2025

BDC Criteria

Chapter 4.3, Land Divisions and Property Line Adjustments

BDC Standards

Chapter 2.2, Commercial Zoning Districts (CG)

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, Tree Preservation, Fences and Walls

Chapter 3.4, Public Improvement Standards

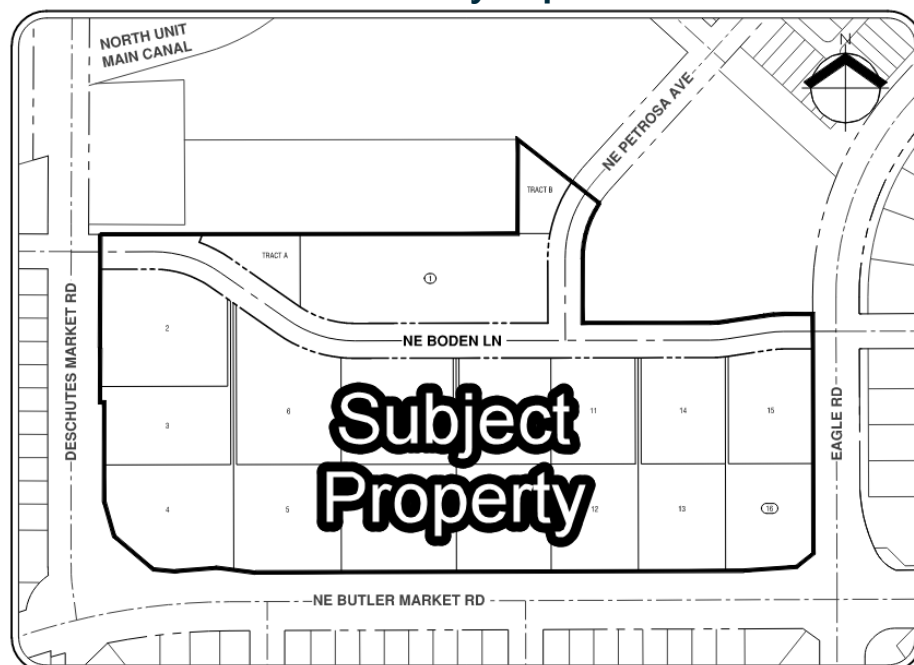
Chapter 3.5, Other Design Standards

Chapter 4.7, Transportation Analysis

BDC Procedures

Chapter 4.1, Development Review and Procedures

Vicinity Map



I, Maggie St. Onge, 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 Mountain View Neighborhood District. A copy of the mailing list is attached to this notice under Documents and Images for the **project in the Online Permit Center**.



Maggie St. Onge, PLANNING TECHNICIAN II

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.