



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 Planning Commission on **Monday, October 9, 2023, at 5:30 pm.** You or anyone else may attend the hearing in person in the City of Bend Council Chambers at 710 NW Wall Street, Bend, OR, 97703 or virtually (attendance instructions will be on the meeting agenda which will be posted at [Planning Commission | City of Bend \(bendoregon.gov\)](https://www.bendoregon.gov/PlanningCommission/CityofBend) 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 the project number.

PROJECT NUMBER: PLTEXT20230479

APPLICANT: City of Bend

LOCATION: Citywide

REQUEST: The City of Bend is proposing a package of amendments to the Bend Comprehensive Plan and Bend Development Code (BDC). The primary purpose of the proposed amendments is to remove the maximum density in the High Density Residential (RH) District, add single room occupancies (SRO) in the residential districts in compliance with HB 3395, and to update the middle housing land division requirements and criteria. There are also minor changes throughout for consistency and clarity.

The amendments are to the Bend Comprehensive Plan Chapter 5, Housing and Chapter 11, Growth Management and to Bend Development Code (BDC) Chapters 1.2, Definitions, 2.1, Residential Districts (UAR, RL, RS, RM-10, RM RH), 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans, 3.1, Lot, Parcel and Block Design, Access and Circulation, 3.6, Special Standards and Regulations for Certain Uses, and 4.3, Land Divisions and Property Line Adjustments.

STAFF REVIEWER: Pauline Hardie, Senior Planner, 541-693-2153

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 can be viewed using the following link to access the project directly:

<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=27695>. Alternatively, the application can be accessed through the [Online Permit Center Portal](#) on the City of Bend website

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.

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.

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>.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

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

Insert Map of subject site here

I, Cathleen Carr, certify that a copy of this notice was mailed to the representative for each of the City of Bend's 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](#).


Cathleen Carr, Lead Planning Technician