



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

SOUTHEAST BEND NA
KEN ATWELL
20464 POWDER MT. CT.
BEND OR 97702

Mailed by MBPO on Monday, August 3, 2020

NOTICE OF PUBLIC HEARING

The City of Bend will hold a "virtual" public hearing before the Planning Commission on **Monday, August 24, 2020 at 5:30 p.m.**

You or anyone else may virtually attend the hearing. Attendance instructions will be posted at <https://www.bendoregon.gov/government/citizen-committees/planning-commission> at least 7 days prior to the hearing. Those without computer access may contact the staff reviewer 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 NUMBERS: PZ-20-0477 (Easton Master Plan)
PZ-20-0478 (TSP Map Amendment)

APPLICANT: Pahlisch Homes, Inc.

LOCATION: 75.4 acres on the east side of SE 15th Street, south of Humber Lane;
Tax Lots 1812150001400 and 181215CB02400

REQUESTS: Type III Major Community Master Plan including 428 homes and 8.4 acres of open space, and a Transportation Plan Map Amendment to realign and remove planned connector streets consistent with the draft Southeast Area Plan

STAFF REVIEWER: Karen Swenson, AICP, 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 Street, 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 ePlans from the Planning Division page on the City of Bend website at www.bendoregon.gov. A copy of the Staff Report will be available in ePlans at least 7 days prior to the hearing. Select the **Public Viewer for Planning Permits** link from the ePlans page and enter the project number in the ePlans search bar to find the project. You may need to disable your pop-up blocker for this site as it can prevent ePlans from opening. Copies can also be obtained 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 ePlans, 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: <http://www.codepublishing.com/OR/bend/>. Copies of the criteria can also be obtained for a reasonable cost from the City of Bend Permit Center, 710 NW Wall Street, Bend, Oregon.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code

Criteria

Chapter 4.5, Master Planning and Development Alternatives

Chapter 4.6, Land Use District Map and Text Amendments

Standards

Chapter 2.1, Residential Districts

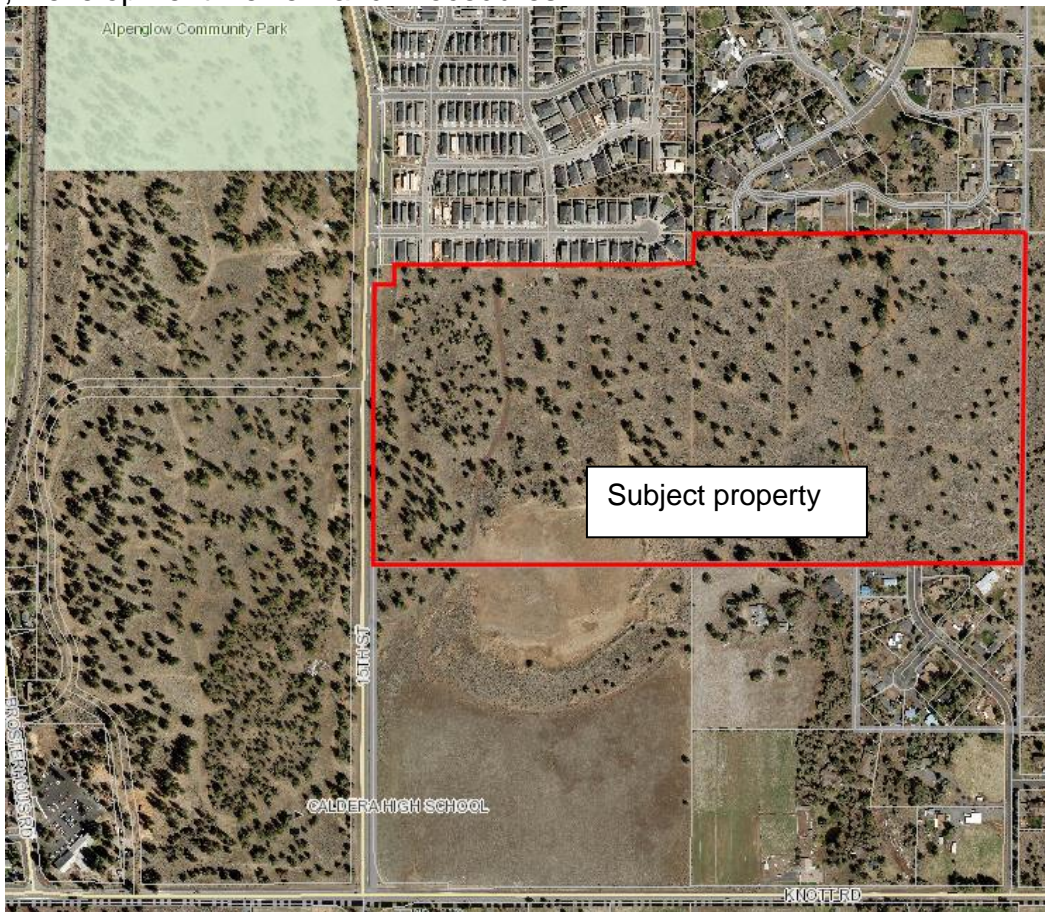
Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation

Chapter 3.4, Public Improvement Standards

Chapter 4.7, Transportation Analysis

Procedures

Chapter 4.1, Development Review and Procedures



I, Sheila Pyott, certify that a copy of this notice was mailed to the designated representatives of the Old Farm and Southeast Bend Neighborhood Associations, and to all owners of record of property as shown on the most recent property tax assessment roll, located within 400 feet of the subject property. A copy of the mailing list is attached to this notice in the **Outgoing Notice Records** folder in ePlans.

Sheila Pyott Signature: 

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.