



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 City Council on **Wednesday, March 1, 2023 at 7:00 p.m.**

You or anyone else may virtually attend the hearing. 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 the project number.

PROJECT NUMBER: PLANX20220463

CITY COUNCIL HEARING DATE: Wednesday, March 1, 2023

HEARING LOCATION: 710 NW Wall Street, Bend, OR 97703 or remote, via a virtual meeting platform

APPLICANT: North Peak Development

LOCATION: 61105 FERGUSON RD, BEND, OR 97702; 1812150000100;
61190 MAGNOLIA LN, BEND, OR 97702; 1812150000300

REQUEST: Type III Annexation application for 40 acres. Annexation of the site will include the application of City zoning designations including Medium Density Residential (RM), High Density Residential (RH), and General Commercial (CG).

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.

This public hearing notice is for the annexation only. The land division (PLLD20220466) and Site Plan Review (PLSPR20220465) applications submitted by the applicant will be reviewed administratively with an opportunity to submit comments on those applications after the annexation is effective. Public notice for those applications will be posted and mailed at that time.

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.

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: PLANX20220463: <https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=26744>

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: <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

Bend Development Code

Chapter 4.9 Annexations

Bend Comprehensive Plan

Chapter 7, Transportation Systems

Chapter 11, Growth Management

Oregon Administrative Rules

Chapter 660-012-0000, Transportation Planning

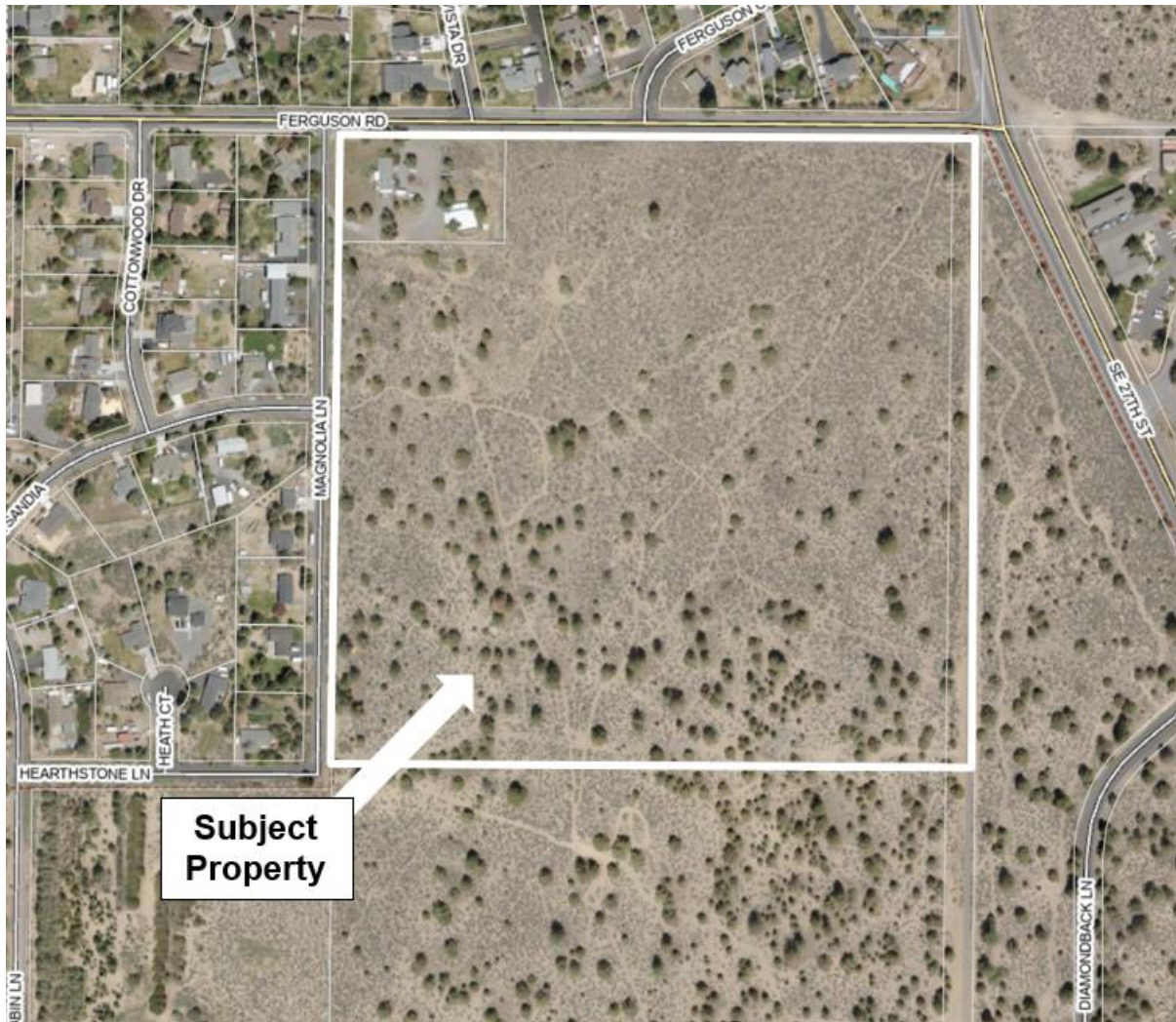
Procedures

Bend Development Code


Chapter 4.1 Development Review and Procedures

4.1.400 Type II and Type III Applications

4.1.800 Quasi-Judicial Hearings



I, Jennifer Yarbrough, 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 Old Farm District Neighborhood Association. A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Signature:  Jennifer Yarbrough, Planning Technician II