



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

LARKSPUR NEIGHBORHOOD DIST.
ATTN: GREG TANNER
2660 NE HIGHWAY 20 STE 610 PMB 93
BEND, OR 97701-6403

NOTICE OF PUBLIC HEARING

The City of Bend will hold a “hybrid” public hearing before the Hearings Officer on **November 08, 2024 at 10:00 AM**. You or anyone else may attend the hearing virtually or in person in the City of Bend Council Chambers at 710 NW Wall Street, Bend, OR, 97703. Virtual attendance instructions will be on the Hearings Officer agenda which can be found at <https://www.bendoregon.gov/government/departments/community-development/online-permit-center/planning-historic/hearings-officer> 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: PLCPMA20240334

APPLICANT: Adam Smith

LOCATION: 1220 NE FRANKLIN AVE, BEND, OR 97701; 171233D000200;

REQUEST: Amendment to the Bend Comprehensive Plan Map and Zoning Map to change approximately 6.54 acres of an approximately 16.74 acre property from a Public Facilities (PF) Designation/Zoning District to Medium Density Residential (RM) Designation/Zoning District. (Type III Quasi-judicial Review process with Hearings Officer recommendation to City Council)

STAFF REVIEWER: Heidi Kennedy, Senior Planner
hkennedy@bendoregon.gov; (541) 617-4524

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 appeal based on that issue. Written comments may be emailed 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/StatusReference?referenceNumber=PLCPMA20240334>

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.

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:

Bend Development Code (BDC)

BDC Criteria

Chapter 4.6, Land Use District Map and Text Amendments

BDC Procedures

Chapter 4.1, Development Review and Procedures

Bend Comprehensive Plan

Chapter 1, Plan Management and Citizen Involvement

Chapter 5, Housing

Chapter 11, Growth Management

Applicable Statewide Planning Goals

Goal 1, Citizen Involvement

Goal 2, Land Use Planning

Goal 9, Economic Development

Goal 10, Housing

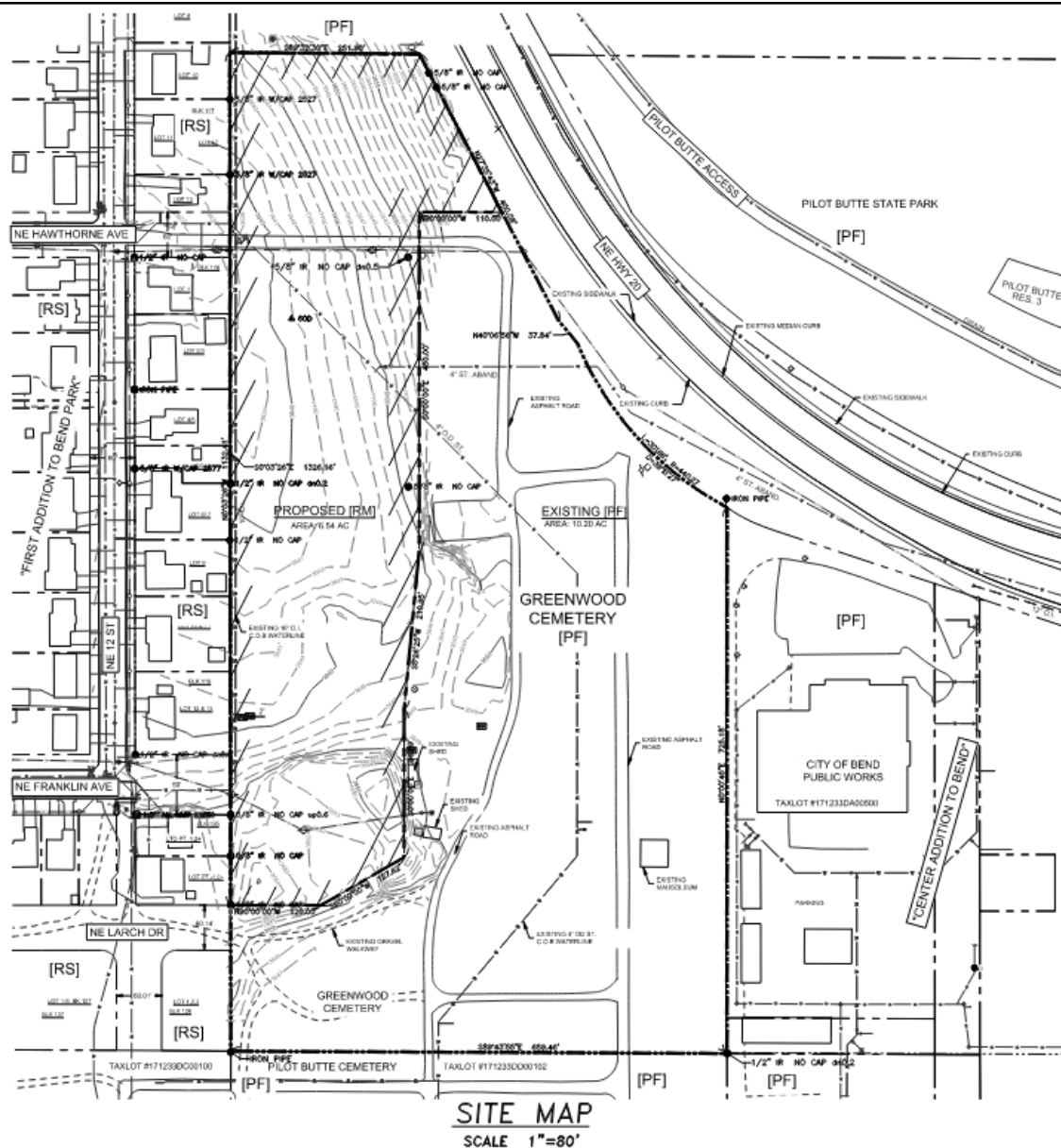
Goal 11 Public Facilities and Services

Goal 12, Transportation

Oregon Administrative Rules

OAR Chapter 660 Division 12 (Transportation Planning Rule)

OAR 660-009-0010 (4)





I, Cathleen Carr, 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 Orchard District Neighborhood Districts. A copy of the mailing list is attached to this notice under Documents and Images for the project in the **Online Permit Center Portal** [<https://cityview.ci.bend.or.us/portal/>]

Cathleen Carr

Cathleen Carr, Planning Technician, Lead



MATERIALS IN ALTERNATE FORMAT REQUEST

Accommodation Information for People with Disabilities

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate formats such as Braille, large print, electronic formats, CD Formats, or any other accommodations are available upon advance request (24 hour notice). Please contact the planning tech group at planningtech@bendoregon.gov or 541-388-5580 Ex- 3, for assistance; Relay Users Dial 7-1-1 and [541-385-6676]. Providing at least three days notice before the event will help ensure availability.

Taxlots	NAME	AGENT IN CARE OF	ADDRESS	CITYSTZIP
171233DD00102	CURRENT RESIDENT		1246 NE BEAR CREEK RD	BEND, OR 97701
171233DD00102	CURRENT RESIDENT		425 NE 15TH ST	BEND, OR 97701
171233DD00100	CURRENT RESIDENT		1250 NE BEAR CREEK RD	BEND, OR 97701
171233DD00100	CENTRAL OR INTERGOVERNMENTAL COUNCIL		334 NE HAWTHORNE AVE	BEND, OR 97701
171233DC00100	CURRENT RESIDENT		1200 NE BEAR CREEK RD	BEND, OR 97701
171233DB10406	CZECHOROWSKI, PHILIP		595 NE 12TH ST ## 1	BEND, OR 97701
171233DB10406	CURRENT RESIDENT		595 NE 12TH ST UNIT 2	BEND, OR 97701
171233DB10405	ROBBINS, SUMMER		1131 NE FRANKLIN AVE	BEND, OR 97701
171233DB10404	CURRENT RESIDENT		1159 NE FRANKLIN AVE	BEND, OR 97701
171233DB10404	HAMILTON, PHILIP STEPHEN		16333 SKYLINE DR	BEND, OR 97703
171233DB10403	EVANS, BETSY		1103 NE FRANKLIN AVE	BEND, OR 97701
171233DB10402	JEREMY S BOTTA TRUST	BOTTA, JEREMY S TTEE	1127 NE FRANKLIN AVE	BEND, OR 97701
171233DB10401	OSTEEN, IAN		1183 NE FRANKLIN AVE	BEND, OR 97701
171233DB10301	SORTOR, BRIAN JAMES & RACHAEL LEE		596 NE 12TH ST	BEND, OR 97701
171233DB10300	BUCKMAN, RICHARD R & JAMIE M		598 NE 12TH ST	BEND, OR 97701
171233DB09000	CURRENT RESIDENT		600 NE 12TH ST	BEND, OR 97701
171233DB09000	COSTA AZUL SUR LLC		PO BOX 165	LOSTINE, OR 97857
171233DB08900	BROWN,SCOTT W & DANIELLE K		628 NE 12TH ST	BEND, OR 97701
171233DB08800	CLOUSE, VERYL R ETAL		646 NE 12TH	BEND, OR 97701
171233DB08700	CASTELLINO, SASHA MARIE		664 NE 12TH ST	BEND, OR 97701
171233DB08600	HARRISON, ROBERT A		714 NE 12TH ST	BEND, OR 97701
171233DB08503	SEEMS, CONNIE		62928 CLYDE LN	BEND, OR 97701
171233DB08503	CURRENT RESIDENT		756 NE 12TH ST	BEND, OR 97701
171233DB08500	STEVEN B WETHERALD TRUST	WETHERALD, STEVEN B TTEE	742 NE 12TH ST	BEND, OR 97701
171233DB08500	CURRENT RESIDENT		742 NE 12TH ST UNIT 1	BEND, OR 97701
171233DB08500	CURRENT RESIDENT		742 NE 12TH ST UNIT 2	BEND, OR 97701
171233DB08400	FINLEY, SEAN HANFORD ET AL		755 NE 12TH ST	BEND, OR 97701
171233DB08300	DOUGHTIE, ROBERT C & MELANIE L		1016 NE LAFAYETTE AVE	BEND, OR 97701
171233DB08300	CURRENT RESIDENT		745 NE 12TH ST	BEND, OR 97701
171233DB08204	CURRENT RESIDENT		631 NE 12TH ST	BEND, OR 97701
171233DB08203	PRICE, TESSIE MICHELSEN ET AL		653 NE 12TH ST	BEND, OR 97701
171233DB08202	MERKLEY, SARAH & VERHAAR, PIETER		665 NE 12TH ST	BEND, OR 97701
171233DB08201	DANIELS, DAMIEN M & EMILY L		713 NE 12TH ST	BEND, OR 97701
171233DB08200	MCCAFFREY, EMILY & WRIGHT, CHRISTOPHER		731 NE 12TH ST	BEND, OR 97701
171233DB08100	FUNDERBURG, COLLEEN M & RYAN		617 NE 12TH ST	BEND, OR 97701
171233DB08000	VERKE, JEREMY		603 NE 12TH ST	BEND, OR 97701
171233DB07900	CURRENT RESIDENT		612 NE 11TH ST UNIT 1	BEND, OR 97701
171233DB07900	CURRENT RESIDENT		612 NE 11TH ST UNIT 2	BEND, OR 97701
171233DB07900	MC MANUS, PETER ET AL		PO BOX 1286	BEND, OR 97709-1286
171233DB07800	CURRENT RESIDENT		630 NE 11TH ST	BEND, OR 97701
171233DB07800	FRITCH, LESLIE		8660 N OLYMPIA ST	PORTLAND, OR 97203
171233DB07700	STAPP, MAUREEN L		520 NW RIVERSIDE BLVD	BEND, OR 97703
171233DB07700	CURRENT RESIDENT		642 NE 11TH ST	BEND, OR 97701
171233DB07600	TRACY & PETERS LIVING TRUST	TRACY, ANITA LOUISE TTEE ET AL	672 NE 11TH ST	BEND, OR 97701
171233DB07500	FERRO, PAUL & ERIN MCCracken		5845 NE 29TH AVE	PORTLAND, OR 97211
171233DB07500	CURRENT RESIDENT		708 NE 11TH ST	BEND, OR 97701
171233DB07401	SCOTT FAMILY TRUST	SCOTT, THOMAS B TTEE	724 NE 11TH ST	BEND, OR 97701
171233DB07400	SCOTT, THOMAS B		724 NE 11TH ST	BEND, OR 97701
171233DB07300	BRADLEY & TIFFANY TISDEL TRUST	TISDEL, BRADLEY C & TIFFANY C TTEES	69206 EASY ST	SISTERS, OR 97759
171233DB07300	CURRENT RESIDENT		752 NE 11TH ST	BEND, OR 97701
171233DB07201	MOSELEY REVOCABLE TRUST	MOSELEY, JERRY L TRUSTEE ET AL	20967 GREENMONT DR	BEND, OR 97702
171233DB07201	CURRENT RESIDENT		743 NE 11TH ST	BEND, OR 97701
171233DB07200	PENNER, JAMES M & MARY N		1035 NE HAWTHORNE	BEND, OR 97701
171233DB07100	PONCY, LISA & GOSSARD, JAMES		735 NE 11TH ST	BEND, OR 97701
171233DB07000	LAWRENCE, DAVID JR & BROOKE		723 NE 11TH ST	BEND, OR 97701
171233DB06900	WILHITE, NICHOLAS K & JEANINE E		60575 WARD RD	BEND, OR 97702
171233DB06900	CURRENT RESIDENT		711 NE 11TH ST	BEND, OR 97701
171233DB06800	DUROCHER, LAUREN		667 NE 11TH ST	BEND, OR 97701
171233DB06700	ELSA RUTH DOUGLASS LIVING TRUST	DOUGLASS, ELSA RUTH TTEE	655 NE 11TH ST	BEND, OR 97701
171233DB06600	PEDERSEN LIVING TRUST ET AL	PEDERSEN, DOUGLAS M & PHOEBE A TTEES	631 NE 11TH ST	BEND, OR 97701
171233DB06500	BROWN, KEVIN RICHARD & LAUREN KAYE		621 NE 11TH ST	BEND, OR 97701
171233DB06400	WILLIAMS LIVING TRUST	WILLIAMS,DAVID W & TINA TRUSTEES	400 SUNRISE DR	GRANTS PASS, OR 97526
171233DB06400	CURRENT RESIDENT		607 NE 11TH ST	BEND, OR 97701
171233DB01300	CURRENT RESIDENT		835 NE 11TH ST	BEND, OR 97701
171233DB01201	SAVAGE, ANDREW & CAMBRIA		823 NE 11TH ST	BEND, OR 97701
171233DB01200	MAULDIN, KARL T		1036 NE HAWTHORNE AVE	BEND, OR 97701
171233DB00800	LINDAHL, WHITNEY R & LONG, GREGORY		835 NE 12TH ST	BEND, OR 97701
171233DB00701	MS WIRGES FAMILY TRUST	WIRGES, MARK J TTEE ET AL	807 NE 12TH ST	BEND, OR 97701
171233DB00700	CURRENT RESIDENT		823 NE 12TH ST	BEND, OR 97701
171233DB00700	HENDRICKSON, JASON JOHN ET AL		849 NE 12TH ST	BEND, OR 97701
171233DB00600	LANGLEY, LARRY N & THERESA L		806 NE 11TH ST	BEND, OR 97701
171233DB00500	DICIO, MICHELE ET AL		814 NE 11TH ST	BEND, OR 97701
171233DB00401	BLUE MOUNTAIN RANCHLANDS LLC		4393 NW GRIMES RD	PRINEVILLE, OR 97754
171233DB00401	CURRENT RESIDENT		834 NE 11TH ST	BEND, OR 97701
171233DB00400	ANDERSON, MICHELE & CHARLES WILLIAM		19696 SUNSHINE WAY	BEND, OR 97702
171233DB00400	CURRENT RESIDENT		844 NE 11TH ST	BEND, OR 97701
171233DB00300	BOHN, AUDRA-MARIE WHITNEY ET AL		802 NE 12TH ST	BEND, OR 97701
171233DB00300	CURRENT RESIDENT		802 NE 12TH ST UNIT 1	BEND, OR 97701
171233DB00300	CURRENT RESIDENT		802 NE 12TH ST UNIT 2	BEND, OR 97701
171233DB00201	CURRENT RESIDENT		810 NE 12TH ST	BEND, OR 97701
171233DB00200	KEILLOR, KEVIN J & BARBARA R		61105 MINARET CIR	BEND, OR 97702
171233DB00200	CURRENT RESIDENT		818 NE 12TH ST	BEND, OR 97701

171233DB00100	DEBORA CHADWICK LIVING TRUST	CHADWICK, DEBORA TTEE	834 NE 12TH ST	BEND, OR 97701	
171233D000200	CURRENT RESIDENT		1220 NE FRANKLIN AVE	BEND, OR 97701	
171233D000200	OREGON CARE GROUP LLC	NISWONGER, C P (CB)	302 9TH ST	WENATCHEE, WA 98801	
171233D000100	CURRENT RESIDENT		1150 NE HWY 20	BEND, OR 97701	
171233D000100	OREGON PARKS & RECREATION DEPARTMENT		725 SUMMER ST #SUITE C	SALEM, OR 97301	
171233AC08900	POTWIN, BRIAN R & JOYCE, ASHLEY S		854 NE 12TH ST	BEND, OR 97701	
171233AC08804	KT OLSON PROPERTIES LLC		726 NE KEARNEY AVE	BEND, OR 97701	
171233AC08804	CURRENT RESIDENT		864 NE 12TH ST	BEND, OR 97701	
171233AC08803	WELBOURN, THOMAS R & PATRICIA A		904 NE 12TH ST	BEND, OR 97701	
171233AC08801	TIMM-BRANCH, NICOLLE & BRANCH, YOD		920 NE 12TH ST	BEND, OR 97701	
171233AC08801	CURRENT RESIDENT		932 NE 12TH ST	BEND, OR 97701	
171233AC08702	HAYNES, LORI L		939 NE 12TH ST	BEND, OR 97701	
171233AC08701	DODGE, STACEY M		945 NE 12TH ST	BEND, OR 97701	
171233AC08700	CARBAJAL, CELSO H & CLAUDIA E		951 NE 12TH ST	BEND, OR 97701	
171233AC08600	WALKER, IAN & JOSLYN		927 NE 12TH ST	BEND, OR 97701	
171233AC08500	KNIGHT, CHASE & ASHLEY		915 NE 12TH ST	BEND, OR 97701	
171233AC08400	ST JOHN, HANNAH J		907 NE 12TH	BEND, OR 97701	
171233AC08300	CURRENT RESIDENT		863 NE 12TH ST	BEND, OR 97701	
171233AC08300	ARMBRUSTER, ZOANN E ET AL		PO BOX 1013	SISTERS, OR 97759	
171233AC08200	H T WALTERS & DARLA I WOOD-WALTERS TRUST	WALTERS, DARLA WOOD TTEE	22089 STORMY LN	BEND, OR 97701	
171233AC08100	CURRENT RESIDENT		862 NE 11TH ST	BEND, OR 97701	
171233AC08100	MICHAEL KOZAK REVOCABLE LIVING TRUST	KOZAK, MICHAEL TRUSTEE	PO BOX 271	BEND, OR 97709	
171233AC08000	JEFF & KRISTINA ANDERSON LIVING TRUST	ANDERSON, JEFFREY B & KRISTINA L TTEES	906 NE 11TH ST	BEND, OR 97701	
171233AC07900	SUNDBERG, MARTIN J		932 NE 11TH ST	BEND, OR 97701	
171233AC07800	GARNETT, GREGG N & MEGAN C		1107 NE GREENWOOD AVE	BEND, OR 97701	
171233AC07401	MUNSON, CHRISTOPHER R ET AL		845 NE 11TH ST	BEND, OR 97701	
171233AC07400	ESPANA FAMILY TRUST	ESPANA, SUSAN TTEE	855 NE 11TH ST	BEND, OR 97701	
171233AC07200	BOWLUS, JAN ETAL		4172 CRESTA AVE	SANTA BARBARA, CA 93110	
171233AC07200	CURRENT RESIDENT		862 NE 10TH ST	BEND, OR 97701	
171233A000106	CURRENT RESIDENT		1310 NE HWY 20	BEND, OR 97701	
	LARKSPUR NEIGHBORHOOD DIST.	ATTN: GREG TANNER	2660 NE HWY 20 #610-93	BEND, OR 97701	landuse.larkspurnd@gmail.com
	ORCHARD DISTRICT NEIGHBORHOOD	ATTN: DANIELLE POWELL	PO BOX 6702	BEND, OR 97708	danielle@dukewarner.com
	Adam Smith	Applicant			cholman@schwabe.com