



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

NOTICE OF PUBLIC HEARING

The City of Bend will hold a "virtual" public hearing before the City Council on **Monday, April 21, 2021 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 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 NUMBER: PLMOD20210109 (Modification of Approval) and
PLANX20210236 (Annexation)

APPLICANT: Pahlisch Homes, Inc.

LOCATION: 63060 Deschutes Market Rd, Bend, OR 97701; Tax Lot 1712230000711
21435 Butler Market Rd, Bend, OR 97701; Tax Lot 1712230001501
No situs address; Tax Lot 1712230000099

REQUESTS: Type III Modification of Approval of the Petrosa Major Community Master Plan to increase the master plan area by 12.1 acres, including 9.1 acres to be zoned Standard Density Residential (RS) southeast of Butler Market and Eagle Road, 2.1 acres encompassing the North Unit Irrigation District Canal east of Deschutes Market Road to be zoned RS and kept as open space, and 0.9 acres to be zoned General Commercial (CG) east of Deschutes Market Road and north of the commercially zoned land in the Petrosa Master Plan

A Type III Quasi-judicial request for Annexation of 12.1 acres to be added to the Petrosa Master Planned Development.

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 the [Online Permit Center Portal](http://www.bendoregon.gov/permitcenter) 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:

<http://www.codepublishing.com/OR/bend/>.

Copies of the application materials and applicable criteria can also be obtained by contacting the staff reviewer listed above, or at a reasonable costs 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

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 2.2, Commercial Districts

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

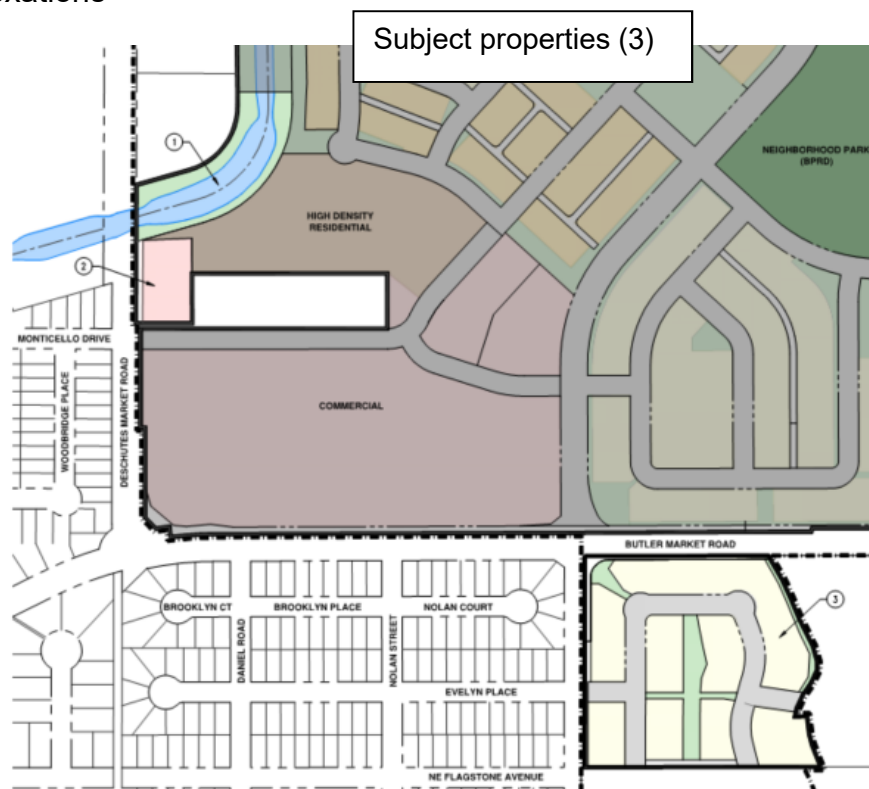
Chapter 3.4, Public Improvement Standards

Chapter 4.7, Transportation Analysis

Procedures

Chapter 4.1, Development Review and Procedures

Chapter 4.9, Annexations



I, Cathleen Carr, certify that a copy of this notice was mailed to the designated representatives of the Mountain View and Boyd Acres Neighborhood Associations, and to all owners of record of property as shown on the most recent property tax assessment roll, located within 500 feet of the subject property. 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

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.