



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 Hearings Officer on **Tuesday, May 11, at 9 a.m.**

You or anyone else may virtually attend the hearing via phone. Comments may be provided over the phone during the hearing, or in writing any time prior to the hearing. Comments should be directed to the staff reviewer identified below and should include the project number.

PROJECT NUMBERS: PL20-0702 (CUP)
PL20-0703 (Site Plan/Design Review)
PLVAR20210039 (Class B Variance)

APPLICANT: Crown Villa, LLC

LOCATION: The subject property contains two lots, located at the corner of Murphy Road and Highway 97. One lot, identified as Tax Lot 1700 on Deschutes County Tax Map 18-12-17, has an assigned address of 61021 Highway 97. The second lot is identified as Tax Lot 1601 on Deschutes County Tax Map 18-12-17 and has no assigned address.

REQUEST: A modification to the type III (Hearings Officer) Conditional Use Permit, Site Plan and Design Review, and Class B Variance applications for a 176 space RV campground with a community center/office building, recreational facilities and a maintenance building on the CG zoned portion of the property. The Class B Variance is to the building frontage requirements of the Murphy Crossing Refinement Plan for the campground. The request also includes Site Plan and Design Review for a 51-unit enclosed recreational vehicle storage facility consisting of six buildings, and 44,850 square feet of commercial mini-storage in seven buildings located on the ME zoned portion of the property. The development is proposed in up to 15 Phases.

STAFF REVIEWER: Sara Anselment, Associate Planner; Planning Division
541-388-5532, sanselment@bendoregon.gov

Due to social distancing measures and the inability to meet in person, this public hearing will be held via telephone or online through ZOOM. The virtual public hearing will be held at **9 AM on Tuesday, May 11, 2021**. To join the public hearing by telephone, please call **1-888-788-0099** and enter in the following code at the prompt: **938 3683 2941 ##**. To join online, please use the following link: https://bendoregon-gov.zoom.us/webinar/register/WN_nw2aBW45Q_KzEELAyc4cxg If prompted, the event password is **229768**. For technical assistance, please call the Staff Reviewer listed above prior to the start of the public hearing.

Accessible Meeting Information



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, 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 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.

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.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

APPLICABLE CRITERIA:

Bend Development Code

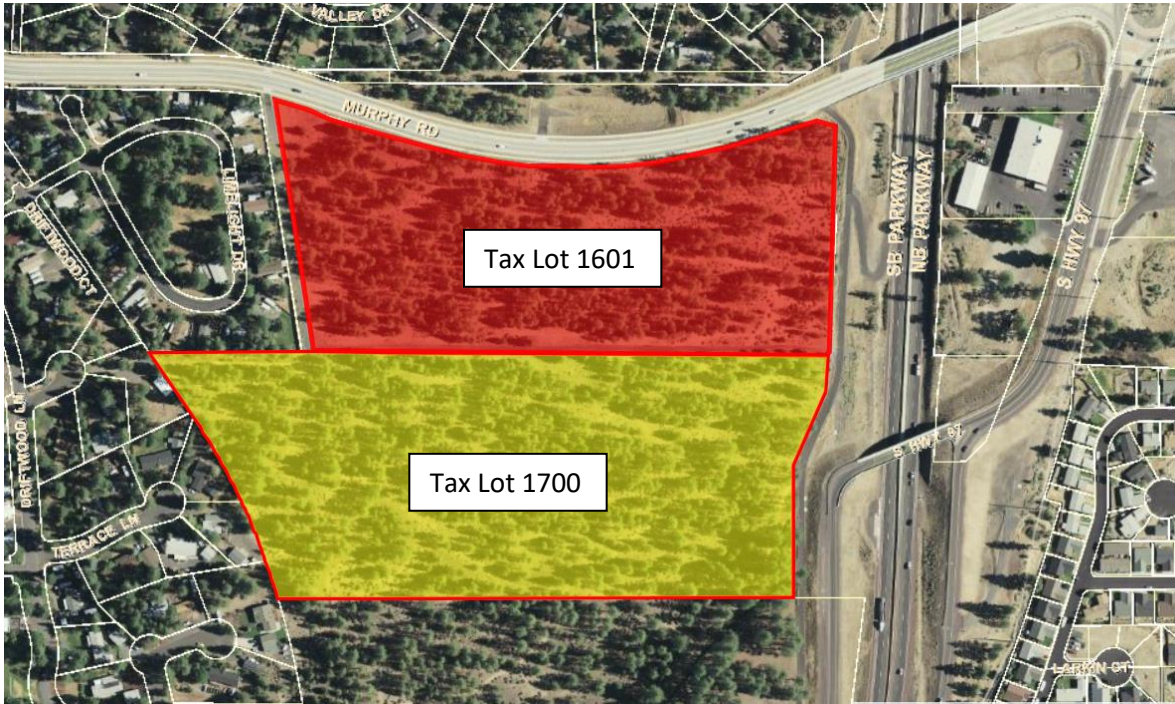
Chapter 4.2, MDS Review, Site Plan Review and Design Review
Chapter 4.4, Conditional Use Permits

APPLICABLE STANDARDS:

- Chapter 2.2, Commercial Zoning Districts
- Chapter 2.3 Mixed Use Zoning Districts
- Chapter 2.7, Special Planned Districts
 - Article VII, Murphy Crossing Refinement Plan
- Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation
- Chapter 3.2, Landscaping, Street Trees, Fences and Walls
- Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking
- Chapter 3.4, Public Improvement Standards
- Chapter 3.5, Other Design Standards
- Chapter 4.7, Transportation Analysis
- Chapter 5.1, Variances
 - 5.1.300, Class B Variances

APPLICABLE PROCEDURES:

Chapter 4.1, Development Review and Procedures



I, Sheila Pyott, certify that a copy of this notice was mailed to all property owners of record within 250 feet of the subject site, as well as the representative for the Southwest Bend Neighborhood Association(s). A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Planning Tech Signature:

Sheila Pyott Signature: Sheila Pyott