



CITY OF BEND

## Agenda

### Public Hearing – Hearings Officer

**Wednesday, January 24, 2024**

City Council Chambers, Bend City Hall  
710 NW Wall, Bend, Oregon

The hybrid meeting starts at 1:30 p.m. in person and virtually via Zoom. The public is invited to attend in person or watch online.

For those participating online, attendees register by clicking the Zoom link below to receive a link to the meeting.

#### Zoom Online Meeting Link:

[https://bendoregon.gov.zoom.us/webinar/register/WN\\_agEgVuG0SR6H7UDCcDnhRQ](https://bendoregon.gov.zoom.us/webinar/register/WN_agEgVuG0SR6H7UDCcDnhRQ)

You can also copy and paste the Zoom link into your browser.

**Call-in Phone Number:** 1-888-788-0099

**Webinar ID:** 86803985439

**Passcode:** 889958

---

## 1. QUASI-JUDICIAL PUBLIC HEARING

- Project Number:** PLLD20230633 Land Division  
PLMISC20230696 Waiver to Public Improvement Standards
- Applicant:** Grant Hardgrave on behalf of JMMT LLC
- Location:** Alexander Court; No Situs Address; Tax Lot 2001 on Deschutes County Assessor's Map 18-11-12DA.
- Request:** PLLD20230633: A Type III single-lot partition application request to legalize a property found to not be a Legal Lot of Record.  
PLMISC20230696: A Type III Waiver to Public Improvement Standards Request to waive required public improvements associated with PLLD20230633.
- Staff Reviewer:** Michelle Patrick, AICP, Associate Planner  
[mpatrick@bendoregon.gov](mailto:mpatrick@bendoregon.gov); (541) 388-5562

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 projects directly:

PLLD20230633: <https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=27850>

PLMISC20230696: <https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=27913>

A copy of the Staff Report will be available in the file prior to the hearing.

Alternatively, the application can be accessed through the Online Permit Center Portal on the City of Bend website at <https://cityview.ci.bend.or.us/Portal/>. 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.

### **Typical Conduct of a Hearings Officer Public Hearing:**

1. Open the hearing
2. Hearings Officer's statement of any pre-hearing contacts, bias, prejudice or personal interest
3. Challenge for bias, prejudgment or personal interest
4. Explanation of the procedural requirements of State Law
5. Staff presentation
6. Applicant presentation
7. Testimony by those in favor of the application
8. Testimony by those neutral
9. Testimony by those opposed to the application
10. Applicant rebuttal
11. Opponents' rebuttal may be allowed at the Hearings Officer's discretion
12. Staff comments may be allowed at the Hearings Officer's discretion
13. Close public hearing



#### **Accessible Meeting Information**

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. Don't hesitate to contact Cathleen Carr at [ccarr@bendoregon.gov](mailto:ccarr@bendoregon.gov) or 541-388-5505 by 24 hours before the meeting; Relay Users Dial 7-1-1 and [541-385-6676]. Providing at least three days' notice before the event will help ensure availability.