



CITY OF BEND

Agenda

Public Hearing – Hearings Officer

Tuesday, April 8, 2025

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

The hybrid meeting starts at 11:30 a.m. in person and virtually via Zoom.

The public is invited to attend in person or watch online:

<https://www.bendoregon.gov/government/departments/community-and-economic-development/planning-division/hearings-officer>

YouTube Livestream Link:

<https://youtube.com/live/9Cfu26JcJl8?feature=share>

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_YP0UZ3QuR7GA8bLF58FJUw

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

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

Webinar ID: 845 6745 7384

Passcode: 568869

QUASI-JUDICIAL PUBLIC HEARING

Hearings Officer: James R. Dole

Project Number: PLSPR20240641

Applicant: Christopher Koback, chris@hathawaylarson.com

Location: The subject property has no assigned street address. It is the parcel identified as Tax Lot 2500 on Deschutes County Tax Map 18-12-18A002500, south of Murphy Road and east of SW Thistle Lane.

Request: Site Plan Review and Design Review application for a 30-unit apartment complex consisting of 16 buildings on a 2.07-acre site in the Residential Medium Density (RM) zone and the Murphy Crossing Refinement Plan.

City Staff Renee Brooke, Planning Manager, rbrooke@bendoregon.gov

Reviewers: Aaron Henson, Senior Planner, ahenson@bendoregon.gov

Jared Mathews, Senior Project Engineer, jmathews@bendoregon.gov

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: [Planning Application Status | City of Bend - CityView Portal](#). 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. Public testimony
8. Applicant rebuttal
9. Opponents' rebuttal may be allowed at the Hearings Officer's discretion
10. Staff comments may be allowed at the Hearings Officer's discretion
11. Close public hearing



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.