



Agenda

Public Hearing – Hearings Officer

Tuesday, December 9, 2025

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

CITY OF BEND

The hybrid meeting starts at 1:00 p.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/K59zGK8gBQ8?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_cH03Dc86TH2ZFIJwLWP-qQ

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

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

Webinar ID: 894 0299 6533

Passcode: 992079

QUASI-JUDICIAL PUBLIC HEARING

Project Number: [PLCPMA20250192](#)

Applicant: Momentasize Construction Inc.

Location: 60850 Raintree DR, Bend, OR 97702

Request: Comprehensive Plan Map Amendment to modify the boundaries of the Mixed Employment (ME), Light Industrial (IL) and Standard Density Residential (RS) land use designations with less than 0.6-acre net change among the three designations (Type III Quasi-judicial Review process with Hearings Officer recommendation to City Council)

Staff Reviewer: Karen Swenson, Senior Planner - kswenson@bendoregon.gov, (541) 388-5567

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 Land Use Applications & Historic Resources 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, pre-judgment 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.