



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

SOUTHERN CROSSING NEIGHBORHOOD
DISTRICT
P.O. BOX 1332 BEND
BEND, OR 97709

NOTICE OF PUBLIC HEARING

The City of Bend will hold a “hybrid” public hearing before the Planning Commission on **March 09, 2026 at 05:30 PM**. You or anyone else may attend the hearing virtually or in person in the City of Bend Council Chambers at 710 NW Wall Street, Bend, OR, 97703. Virtual attendance instructions will be on the Planning Commission agenda which can be found at <https://www.bendoregon.gov/government/committees/planning-commission> prior to the hearing. Those without computer access may call the staff reviewer below prior to the meeting for a call-in number in order to participate via telephone. Comments may be provided in person at the hearing or in writing prior to the hearing and should be directed to the staff reviewer and include the project number.

- PROJECT NUMBER:** PLTEXT20250679
- APPLICANT:** AKS Engineering & Forestry on behalf of Kennedy Wilson
- LOCATION:** 95 SW INDUSTRIAL WAY, BEND, OR 97702; Tax Lot 181205A000800
175 SW INDUSTRIAL WAY, BEND, OR 97702; Tax Lot 181205A000500
No situs address; Tax Lot 181205A000900
- REQUEST:** Bend Development Code Text Amendments to Article XXVIII Timber Yards Master Planned Development to remove the east-west local street and relocate proposed open space tracts in the master plan, with accompanying amendments to the adopted street sections and Timber Yards Phasing Plan and Transportation Mitigation Plan. (Type III Quasi-Judicial Review with Planning Commission recommendation to City Council)
- STAFF REVIEWER:** Karen Swenson, Senior Planner
kswenson@bendoregon.gov; (541) 388-5567

Written comments must reference the project number and 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. Comments may also be provided at the hearing. Comments must be directed toward the criteria that apply to this request. Failure to raise an issue in the hearing, in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision maker an opportunity to respond to the issue, may preclude an appeal based on that issue.

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:

<https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLTEXT20250679>.

Alternatively, the application can be accessed through the Online Permit Center at

<https://cityview.ci.bend.or.us/Portal/Planning/Locator> by entering the project number in the search bar to find the project. A copy of the Staff Report will be available prior to the hearing.

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.

The applicable criteria are listed below and are available for review using the following link:

<https://bend.municipal.codes/BDC>. Previous versions of the Bend Development Code can be found on the website by clicking "Track" at the top of the page and then selecting "Historic Versions."

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code (BDC) Version Effective Date July 18, 2025

BDC Criteria

Chapter 4.6, Map and Text Amendments

BDC Standards

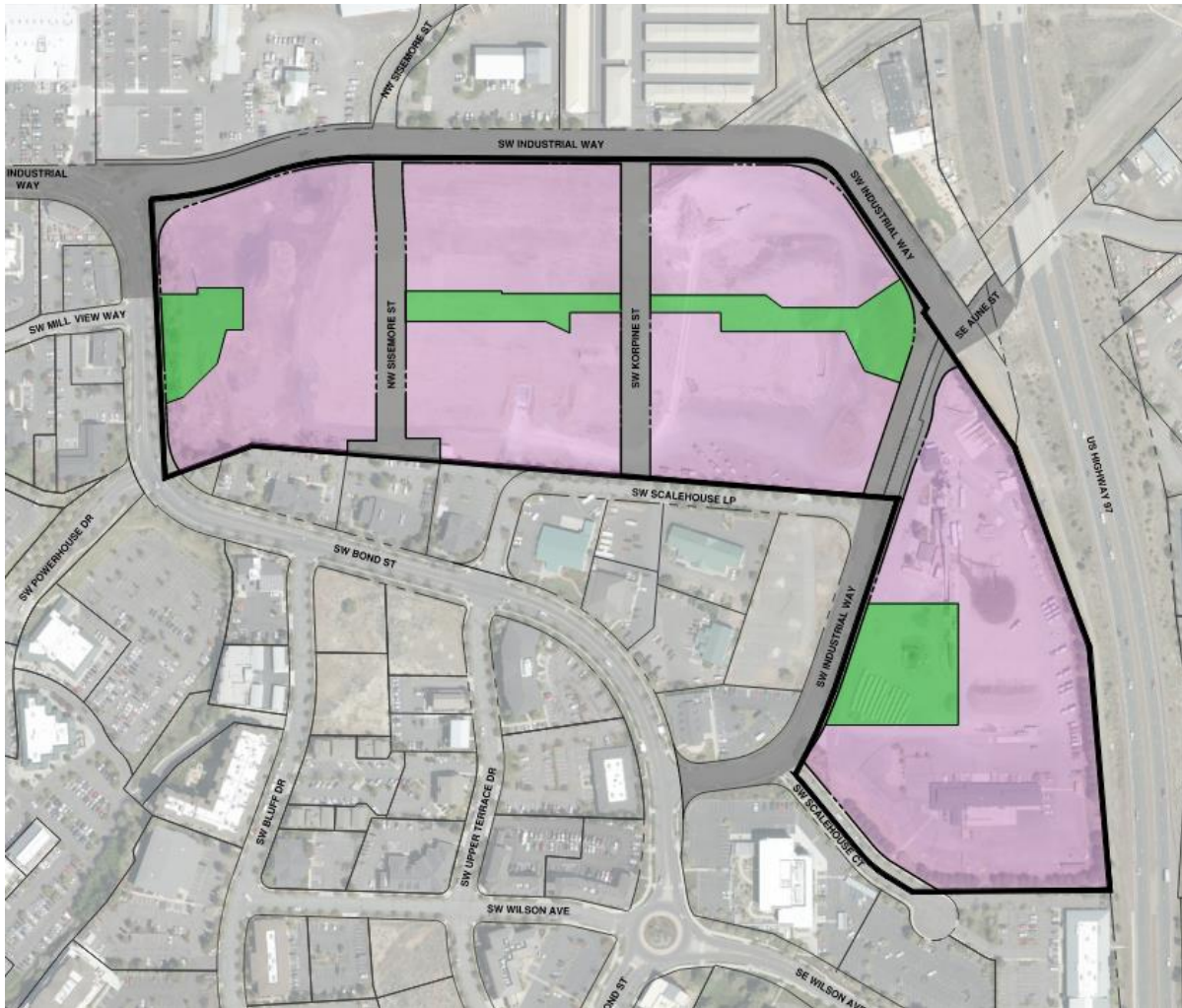
Chapter 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans
Article XXVIII, Timber Yards

BDC Procedures

Chapter 4.1, Development Review and Procedures

Bend Comprehensive Plan

Chapter 11, Growth Management



I, Maggie St. Onge, certify that a copy of this notice was mailed to all property owners of record and to the addresses based on the City's current addressing record, for properties within 500 feet of the subject site, as well as the representative for the Southern Crossing, Old Bend and Larkspur Neighborhood Districts. A copy of the mailing list is attached to this notice under Documents and Images for the **project in the Online Permit Center**.

Maggie St. Onge, PLANNING TECHNICIAN II



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.