

# Land Use Development Report - September 2017 as amended on September 13, 2017

## 1. Notice of Neighborhood Meeting.

Acom Consulting representing Verizon Wireless is proposing a new wireless telecommunications facility to be located at 19785 Simpson Ave. The Neighborhood Meeting was held on May 24, 2017. The specific location appears to be due south of the Bend Parks & Recreation District property and adjacent to the Deschutes County Demolition Landfill site.

The facility would be located within a 30 foot by 30-foot fenced lease area inclusive of a proposed 80-foot wireless facility designed to resemble a pine tree.

CWNA was not represented at the Neighborhood Meeting (oversight) but has no objection to the facility.

## 2. Project Number PZ-16-0955. River Vale.

**A NOTICE OF PENDING ADMINISTRATIVE REVIEW** was published requesting a Type II application for a Tentative Plan approval for a 78-lot residential subdivision in one phase on 37.4 acres in the Residential Low Density (RL) zone. Pahlisch Homes, the Applicant. Location: 19462 Pine Drive between RiverRim Drive PUD and the Deschutes River.

The application, all documents and evidence submitted by or on behalf of the applicant can be viewed in ePlans from the City of Bend website [www.bendoregon.gov](http://www.bendoregon.gov). To access **ePlans**, go to the City of Bend website [www.bendoregon.gov](http://www.bendoregon.gov), From the **SERVICES** menu, select **ONLINE SERVICES**, then select **ePlans (Public Viewer)**. Then enter the project number PZ-16-0955 in the search bar and press enter on your keyboard. Written comments were to be submitted no later than September 5, 2017. **CWNA did not comment.**

## 3. File Number 247-17-000195-SP. Site Plan to Establish a Park within the Tetherow Destination Resort.

Applicant/Owner Tetherow Glen 58, LLC has proposed to establish a 10-acre park within the Tetherow Resort. The park will include parking, play structures, pool,

bathrooms, picnic areas, shelter, trails, lawn and landscaping. Included with the proposal is to designate these facilities as private for the use of Tetherow Resort property owners.

The Tetherow Resort CMP (Conceptual Master Plan) and FMP (Final Master Plan) approved in 2005 specified the Park Tract to be dedicated as permanent open space and serve as a buffer between the Resort and surrounding neighborhoods such as The Parks at Broken Top and Broken Top.

At the request of The Parks and Broken Top CWNA members, the CWNA Board of Directors have notified the Planning Division, Deschutes County of its objection to the use of this 10-acre park for anything other than the original intended and approved use.

**As of September 11, 2017, there has been no further public action from Deschutes County.**

#### **4. Project Number PZ-17-0582. Western Communication Inc. NOTICE OF PENDING ADMINISTRATIVE REVIEW.**

Applicant/Owner Western Communications Inc have requested a Type II Modification of the original Site Plan Approval to reconfigure a parking lot in the Limited Commercial Zone (CL). The applicant is requesting approval to modify Condition # 11 of the Site Plan approval decision 98-333 in order to reconfigure the Bulletin parking area.

The applicant proposes to modify Condition # 11 of the approval by eliminating 95 parking spaces located in the southwestern portion of the property and relocating 20 of these parking spaces near the north end of the property for a total of 136 parking spaces. The applicant is not proposing any changes to the existing building and no new development is proposed within the area where the parking will be eliminated.

The application, all documents and evidence submitted by or on behalf of the applicant can be viewed in ePlans from the City of Bend website [www.bendoregon.gov](http://www.bendoregon.gov) . To access **ePlans**, go to the City of Bend website [www.bendoregon.gov](http://www.bendoregon.gov), From the **SERVICES** menu, select **ONLINE SERVICES**, then select **ePlans (Public Viewer)**. Then enter the Project Number PZ-17-0582 in the search bar and press enter on your keyboard. Written comments must be directed toward the criteria that apply to this request.

The Project Number must be included and the request emailed or mailed to Heidi Kennedy, Senior Planner 541-617-4524; [hkennedy@bendoregon.gov](mailto:hkennedy@bendoregon.gov); if mailed to Bend

Planning Division, 710 NW Wall St., Bend, OR 97703. Written comments must be received or postmarked by September 25, 2017.

## 5. Notification of Public Meeting. Broken Top.

Gold Ring LLC proposes to subdivide lots #18-11-01-DO-11500 into 6 single-family residential lots. The 2.7-acre parcel is currently occupied by the Broken Top Club pool facility, pickle ball courts and tennis courts located to the north of Metolius Drive, west of Mt Washington Drive, east of Bridge Creek Drive, and south of Broken Top Drive.

A presentation of the proposed development was made at the Public Meeting on August 29, 2017 at the Broken Top Club, 62000 Broken Top Drive.

CWNA was represented at the Public Meeting. Questions were recorded and given to the developer's representative for submission with the Application to the COB planning department.

## 6. Pre-Application Meeting Application. 1609 SW Chandler.

Applicant Pinnacle Architects on behalf of owners Reed Stoops and Joe Brotherton requested a pre-application meeting with the City of Bend to discuss development of 1.13 acres located at 1609 SW Chandler Avenue, Tax Map & Lot Number 181206CO-00600 and zoned CL.

The proposal is for a mixed-use project consisting of commercial space at ground level and a mix of one and two-bedroom units above to total approximately 60 to 65 units and a 5-level structure.

A zone change from CL to MU (Mixed Use) would be required.

An August 24, 2017 meeting was requested with City staff. **No further information is available as of September 11, 2017.**

Bob Brell  
Land Use Development Head.