

May 15, 2017

Planning Division  
Deschutes County Community Development Department  
P.O. Box 6005  
117 NW Lafayette Avenue  
Bend, Oregon 97708-6005

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Deschutes County CDD

Re: Tetherow Glen 58, LLC Site Plan Application  
File No. 247-17-000195-SP

Site Plan Application 247-17-000195-SP, submitted by Tetherow Glen 58, LLC to the Deschutes County Planning Division on March 22, 2017, proposes construction of a private lap pool and activity pool with restrooms, as well as a picnic shelter, playground, paved walkways and a 27-space parking lot on Tetherow's Park Tract. The application also proposes a split rail fence running along the property line between Tetherow and its neighbors to the east. The Park Tract currently consists of 10 acres of dedicated open space, preserved in its natural state, with mature old growth ponderosa pine and juniper trees.

Century West Neighborhood Association **representing over 750 tax lots in the PUD's, HOA's and subdivisions of Broken Top, The Reserve at Broken top, First on the Hill, The Parks, Sunrise Village, Braeburn, Sagewood, West Ridge, Mt Bachelor Village, Mountain Gate, Cascades Village, Westbrook Meadows and Bachelor View Road** opposes Tetherow's proposal to construct a private recreational facility on the Park Tract because it is inconsistent with the **Memorandum of Understanding between BMPRD and Tetherow's predecessor Cascade Highlands which was executed in 1999, and with Tetherow's Tentative Development Plan as approved by the County and findings in the Tetherow Destination Resort Conceptual Master Plan and Final Master plan, both approved in 2005.** The master plans require that:

- The Park Tract shall be preserved as a 10-acre public park dedicated to permanent open space; and
- The Park Tract shall serve as a buffer between the resort and surrounding neighborhoods.

Tetherow secured approval as a Destination Resort in 2005 based on findings that the resort would establish the Park Tract as a public park and open space. Tetherow should not now be permitted to renege on its obligation to preserve the Park Tract as open space for use by the public **and to serve as a buffer between the Resort and surrounding neighborhoods.** Tetherow has more than 700 acres on which to construct private recreation facilities. Should the resort wish to pursue construction of additional swimming pools or other private facilities, those facilities should be located within areas identified and approved for such development by the master plan **approvals.** In addition to this there would need to be a calculation of the amount of green space percentage related to the entire development as Tetherow is obligated to maintain a certain percentage of green space.

**We urge you to deny the Applicants request to abrogate their pledge and agreement and the County's stipulation of approval regarding the 10 acres of open space. Any approval or approval of a portion thereof sets a precedent in violation of the aforementioned MOU, Tentative Development Plan and the Final Master Plan.**

Century West Neighborhood Association

By: 

Chad Sage, Chairman  
Century West Neighborhood Association