

Land Use Development Report-August 2017as amended on August 17, 2017.

1. **Project Number PZ-17-0156. Type II Site Plan and Design Review. 930 Yates Drive.**  
Applicant/Owner Yates Point LLV has requested a Type II Site Plan & Design Review application for a three story, 30,072 sf, mixed use building with an underground garage on a .59-acre property zoned Limited Commercial (CL) and designated Mixed Use (MU). The application was reviewed concurrently with a 2-lot partition (PZ-17-0155) that creates this subject property. **Both PZ-17-0155 and PZ-17-0156 were approved on July 6, 2017 with 25 Conditions of Approval. The Approval became final on July 18, 2017.** 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-17-0155 and PZ-17-0156 in the search bar and press enter on your keyboard. CWNA had no comment on this application
2. **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.
3. **Project Number PZ-17-0225. Century Drive. Type II application for a Short-Term Rental.**  
Applicant/Owner Scott & Heather Cunningham requested a Type II application for a Short-Term Rental in the Residential Standard (RS) Zone located at 19576 Century Drive. **The application was approved on June 9, 2017 with 7 Conditions of Approval to include 1) maximum short-term rental occupancy of 8 persons and 2) a minimum of 3 off-street parking spaces. The decision became final on June 21, 2017.** 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. 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-17-0225 in the search bar and press enter on your keyboard. CWNA had no comment on this application.
4. **Project Number PZ-16-0954. River Vale. NOTICE OF DECISION.** Applicant/Owner River Vale Limited Partnership requested a Type III quasi-judicial Master Planned Development Application for River Vale, a 37-acre, 78-lot residential development for single family detached dwellings, open space tracts and trails in the Residential Low Density (RL) Zone. The project is located at 19462 Pine Drive which is outside but adjacent to the CWNA boundary to the southeast. The City of Bend held a public hearing before the City Council on Wednesday, July 19, 2017. **On August 2, 2017, the Bend City Council adopted Ordinance NS-2294, amending the Bend Development Code, to create the 37.4-acre River Vale Master Plan Area. The action taken by the Bend City Council is a final action. The ordinance goes into effect on September 1, 2017.** An Appeal by any party made be made to LUBA (Land Use Board of Appeal) at the State level. Questions should be directed to Aaron Henson, Senior Planner, at 541-383-4885 or [ahensen@bendoregon.gov](mailto:ahensen@bendoregon.gov).

5. **Project Number PZ-16-0955. River Vale.** A Burdon of Proof is expected soon requesting a Master Plan subdivision approval. The application, all documents and evidence submitted by or on behalf of the applicant to date 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. **CWNA does not plan to comment.**
6. **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 August 15, 2017, there has been no further public action from Deschutes County.**

7. **Project Number PZ-17-0331. Lost Lake Drive. Type II Application for a Whole House Short-Term Rental.** Applicant/Owner Jeff and Rosanne Alwen applied for a Type II Application for a whole house short- term rental in the Standard Density Residential (RS) Zone. Located at 19569 Lost Lake Drive; also known as Lot 49 Parks at Broken Top. **The Application was approved on July 24, 2017 with 7 Conditions of Approval to include 1) a maximum short-term rental occupancy of 6 persons and 2) a minimum of 2 parking spaces. The Decision became final on August 5, 2017.** The application, all documents and evidence submitted by or on behalf of the applicant, as well as public comments, 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-16-0331 in the search bar and press enter on your keyboard. **CWNA did not comment.**
8. **Project Number PZ-17-0377. Type II Design Review for a 3,700-square foot science lab building in the Commercial Limited (CL) Zone, in conformance with Site Plan Review PZ-14-0210.** Applicant/Owner Bend Science Station and OSU-Cascades applied for a Type II Design Review for a 3,700-sq. ft. science lab building in the Commercial limited (CL) Zone in conformance with Site Plan Review PZ-14-0210. **The application was approved on July 20, 2017 with 2 Conditions of Approval. The decision became final on August 1, 2017.** The application, all documents and evidence submitted by or on behalf of the applicant, as well as public comments, 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-16-0331 in the search bar and press enter on your keyboard. **CWNA did not comment.**

9. **Project Number PZ-17-0398. Western Communication Inc.** Applicant/Owner Western Communications Inc have requested a pre-application meeting to eliminate 85 parking spaces and relocate approximately 10 parking spaces to their back-loading area.
10. **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 brief presentation of the proposed development will be made at the Public Meeting to be held on Tuesday, August 29, 2017 at 6-7:00 PM at the Broken Top Club, 62000 Broken Top Drive.
11. **Pre-Application Meeting Application. 1609 SW Chandler.** Applicant Pinnacle Architects on behalf of owners Reed Stoops and Joe Brotherton have 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 C1. 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 C1 to MU (Mixed Use) would be required. An August 24, 2017 meeting has been requested with City staff.

Bob Brell

Land Use Development Head.