

**August 29, 2017 Public Meeting**  
**Broken Top Tennis Tract Tax Lots # 18-11-01-D0-11500**

The first step in the City of Bend land use development process is for the developer, in this case Gold Ring LLC, to hold a public meeting providing preliminary information about the project.

Public Comments and Concerns:

- Lots are not planned to be part of Broken Top Community Association (BTCA), but would be included in Broken Top master plan by a Gold Ring LLC master plan revision request.
- Construction could start as early as spring of 2018.
- The only entrance (non-gated) to these six lots would be from Metolius Drive. Based on its proximity to Mt. Washington and the speeds on Metolius, this could be a safety issue.
- Homes would be single-family custom homes, not tied to Bridge Creek Village size or style.
- Lot (5,200-7,200 sq. ft.) and home (2,500 sq. ft.) sizes would not be consistent with BTCA custom home standards and would not have to follow BTCA Design Review Requirements and Guidelines.
- It looks like Gold Ring LLC is using this project to get a foothold into Broken Top's lucrative real estate market, but not following BTCA's home standards.
- There is no firm plan when and where the tennis courts would be relocated. The plan should include specific requirements for where, when, and how many tennis courts will be built.
- Pickle ball courts are noisy and would make it difficult to sell custom homes that will be located adjacent to them. There is a strong possibility Gold Ring LLC would eliminate the pickle ball courts to be able to sell these six lots.
- When asked how this would tie into the Broken Top Club's financial plans going forward, there was discussion about other new home locations by Gold Ring LLC within Broken Top, specifically (3) lots on Tam MacArthur Drive and (5) lots at the end of Broken Top Drive. These lots would require 75% Owner approval to be annexed into BTCA.
- Gold Ring LLC stated they were looking at 30-40 additional lots and that the master plan allows for an incremental 15% or 90 lots from the original number of lots.
- Although not required by City Code, Gold Ring LLC should provide direct communications to all BTCA homeowners regarding any land development plans within Broken Top.
- Gold Ring LLC should present a proposal to BTCA for purchasing the pool, tennis courts, pickle ball courts, and incremental lots.

Submitted by Joe Richie (CWNA Secretary) for Bob Brell (CWNA Land Use Development Chair).

Attendees:

Bob Humphrey – Broken Top Club and Gold Ring LLC

Adam Erlandson PE – Harper Houf Peterson Righellis Inc.

Myles Conway – Gold Ring LLC land use attorney

Broken Top residents – estimated at 70 to 80 people