



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

NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received an application for a 240-unit apartment complex with 7 residential buildings for a property along the western frontage of Hwy 97 north of Ponderosa Street.

SOUTHWEST BEND N.H.A.
JUDY CLINTON
19550 AMBER MEADOW DR., #130-103
BEND, OR 97702-3525

The purpose of this letter is to inform you that you or anyone else may give comments in writing to the city regarding this application. **The last day to mail or email comments is April 8, 2020.** Comments should be directed to the staff reviewer identified below and should include the project number.

PROJECT NUMBER: PZ-20-0102

APPLICANT: Wishcamper Development Partners

LOCATION: The subject property is comprised of three parcels totaling 8.57 acres, located along the western frontage of US 97, just north of the intersection with Ponderosa Street in southeast Bend. The property has been assigned an address 60885 Hwy 97 and 20002 Ponderosa Street and the properties are identified as Tax Lots 2000, 2003 and 2500 on the Deschutes County Tax Assessor's Map 18-12-17.

REQUEST: Type II administrative Site Plan / Design Review for a 240 unit multi-family housing development consisting of 7 residential buildings, open spaces, a community building / club house, mail shelters, a maintenance building, bike storage sheds, vehicular parking, and landscaping. The proposal will utilize the affordable housing density bonus provided under BDC 3.6.200.C.4.a and affordable housing parking reduction allowed under BDC 3.6.200.C.4.e.

STAFF REVIEWER: Karen Swenson, Senior Planner
(541)388-5567; kswenson@bendoregon.gov

Comments must be directed toward the criteria that apply to this request, and must **reference the project number**. Failure to raise an issue with sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes appeal based on that issue. Written comments may be emailed to the Staff Reviewer listed above, or by mail to the City of Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by **Wednesday, April 8, 2020**.

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed in ePlans from the Planning Division page on the City of Bend website at www.bendoregon.gov. Select the **Public Viewer for Planning Permits** link from the ePlans page and enter the project number in the ePlans search bar to find the project. You may need to disable your pop-up blocker for this site as it can prevent ePlans from opening. Copies can also be

MATERIALS IN ALTERNATE FORMAT REQUEST



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Staff Reviewer listed above. Relay Users Dial 7-1-1.

obtained 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 ePlans, 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: <http://www.codepublishing.com/OR/bend/>. Copies of the criteria can also be obtained for a reasonable cost from the City of Bend Permit Center, 710 NW Wall Street, Bend, Oregon.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code

Criteria

- Chapter 4.2, Site Plan Review and Design Review

Standards

- Chapter 2.1, Residential Districts
- Chapter 2.7, Special Planned Districts
 - Article VII, Murphy Crossing Refinement Plan
- Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation
- Chapter 3.2, Landscaping, Street Trees, Fences and Walls
- Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking
- Chapter 3.4, Public Improvement Standards
- Chapter 3.5, Other Design Standards
- Chapter 3.6, Special Standards for Certain Uses
 - Section 3.6.200.C, Affordable Housing Strategies
- Chapter 4.7, Transportation Analysis

Procedures

- Chapter 4.1, Development Review and Procedures

Subject Property



I, Caroline House, certify that a copy of this notice was mailed to all property owners of record within 250 feet of the subject site, as well as the representatives for the Southwest Bend and Southeast Bend Neighborhood Associations. A copy of the mailing list is attached to this notice in the **Outgoing Notice Records** folder in ePlans.

Caroline House, Planning Technician

MapTaxlot	Owner	Agent	Address	CityStZip
181218DD00100	ADER HOLDINGS LLC		61535 S HWY 97 #5-241	BEND, OR 97702
1812170002214	AVION WATER COMPANY INC		60813 PARRELL RD	BEND, OR 97702
181217CC07500	BIBLER, JON		60853 PARRELL RD	BEND, OR 97702
181217CC07400	BLAU, LAWRENCE A & TRACY M		61334 GEARY DR	BEND, OR 97702
181218DD06200	BOCK, MICHAEL L & MIKAELA MARIE		19973 DOUBLE TREE CT	BEND, OR 97702
181218DD00200	CALDER, WILLIAM & FALLIE		3470 NW 177TH AVE	PORTLAND, OR 97229
181218DA01701	CHAVEZ, MOISES ROJAS ET AL		19898 POPLAR ST	BEND, OR 97702
181217CC08600	CHEN, JIA KAI		61386 GEARY DR	BEND, OR 97702
181218DD05800	CLAYTON FAMILY TRUST,	CLAYTON,M TERRY & NORMA L TRUSTEES	PO BOX 1878	NEVADA CITY, CA 95959
181218DD00099	DESCHUTES COUNTY	C/O PROPERTY MANAGEMENT	PO BOX 6005	BEND, OR 97708-6005
181218DD06500	ERVIN, MAX W		19976 WAGON TREE CT	BEND, OR 97702
181217CC06105	FIRST STORY		963 SW SIMPSON AVE #110	BEND, OR 97702
181217CC06106	FIRST STORY		963 SW SIMPSON AVE #110	BEND, OR 97702
181217CC06107	FIRST STORY		963 SW SIMPSON AVE #110	BEND, OR 97702
181217CC06108	FIRST STORY		963 SW SIMPSON AVE #110	BEND, OR 97702
181217CC06109	FIRST STORY		963 SW SIMPSON AVE #110	BEND, OR 97702
1812170002004	GARY BELL RLT LLC		24185 SKYWAGON DR	BEND, OR 97701
1812170002006	GARY BELL RLT LLC		24185 SKYWAGON DR	BEND, OR 97701
181218DA01300	GODDARD LIV TRUST	RAMSAY, DONNA I (CB)	60914 RIDGE DR	BEND, OR 97702
181218DA01400	GODDARD LIVING TRUST	RAMSAY, DONNA I (CB)	60914 RIDGE DR	BEND, OR 97702
181218DD06300	GONZALEZ,MARIA D		19967 DOUBLE TREE CT	BEND, OR 97702
181218DD00500	GOODMAN, JOANNE		60893 RIDGE DR	BEND, OR 97702
181218DD05900	HOTTENSTEIN, BRIAN		PO BOX 7803	BEND, OR 97708
181217CC07300	HUMPHREY, STEPHANIE D ET AL		61330 GEARY DR	BEND, OR 97702
1812000004404	J L WARD CO		20505 MURPHY RD	BEND, OR 97702
1812170002215	JAN L WARD NON-EXEMPT MARITAL TRUST	WARD, JOSELE F TRUSTEE	20505 MURPHY RD	BEND, OR 97702
181218DD06400	JANET KAYE ASAY REVOCABLE TRUST	ASAY, JANET KAYE TTEE	60854 EMIGRANT DR	BEND, OR 97702
1812170002000	JIM A ATWOOD TRUST ET AL	ATWOOD, JIM A TTEE C/O J A ATWOOD CORP	33 SW 3RD AVE	PORTLAND, OR 97204
1812170002003	JIM A ATWOOD TRUST ET AL	ATWOOD, JIM A TTEE C/O J A ATWOOD CORP	33 SW 3RD AVE	PORTLAND, OR 97204
1812170002500	JIM A ATWOOD TRUST ET AL	ATWOOD, JIM A TTEE C/O J A ATWOOD CORP	33 SW 3RD AVE	PORTLAND, OR 97204
181218DA00099	LARRY J & JUDY A ROMAINE REV TRUST	ROMAINE, JUDY A TTEE	PO BOX 1341	BEND, OR 97709
181219A000100	MAVERICK PROPERTIES LLC		475 NE BELLEVUE AVE #210	BEND, OR 97701
181218DD00400	MCCAULEY, MARY L		60899 RIDGE DR	BEND, OR 97702
181217CC08500	O'CONNELL, CRYSTAL M ET AL		61382 GEARY DR	BEND, OR 97702
181218DD06000	OLSON, DENNIS C ET AL		19977 DOUBLE TREE CT	BEND, OR 97702
181218DD06800	PONDEROSA PINE ESTATES LLC		475 NE BELLEVUE DR #210	BEND, OR 97701

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181218DD00300	ROEBUCK, EDITH M		60886 RIDGE DR	BEND, OR 97702
181218DA01600	ROGERSON, ROBERT LOUIS		60917 RIDGE DR	BEND, OR 97702
181218DA01500	SEARS, JEANETTE A		60906 RIDGE DR	BEND, OR 97702
181217CC08400	SELLERS, ASHLEY K		61378 GEARY DR	BEND, OR 97702
181218DD06801	STATE OF OREGON	DEPARTMENT OF TRANSPORTATION	4040 FAIRVIEW INDUSTRIAL DR SE #MS2	SALEM, OR 97302-1142
181218DD06802	STATE OF OREGON	DEPARTMENT OF TRANSPORTATION	4040 FAIRVIEW INDUSTRIAL DR SE #MS2	SALEM, OR 97302-1142
181218DD06600	STRONG, STANLEY M & JOYCE A		19966 WAGON TREE CT	BEND, OR 97702
181217CC08300	TRAN, SHERRY		61374 GEARY DR	BEND, OR 97702
181217CC07600	TURNER, ERIC C & MINDY J		60845 PARRELL RD	BEND, OR 97702
181217CC07200	VINSON, KRISTA NICOLE		61326 GEARY DR	BEND, OR 97702
	Southwest Bend N.H.A.	Judy Clinton Sbnalanduse@gmail.com	19550 Amber Meadow Dr., #130-103	Bend, OR 97702-3525
	Southeast Bend N.H.A.	Ken Atwell kenatwell@bendbroadband.com	20464 Powder Mt. Ct.	Bend, OR 97702
	Blackmore Planning and Dev. Services LLC		19454 Sunshine Way	BEND, OR 97702