

To Hearings Officer
From Judy Clinton
PL20-0702
PL20-0703
PLVAR20210039

Comments submitted for public hearing
May 11, 2021

Proposal: Type III Conditional Use Permit, Site Plan Review and Design Review, and Class B Variance for a 176-space RV campground with a community center/office building, recreational facilities and a maintenance building on the CG zoned portion of the site. The applicant also requests a Class B Variance to the building frontage requirements of the Murphy Crossing Refinement Plan for the campground. The request also includes Site Plan Review and Design Review for a 51-space enclosed recreational vehicle storage facility consisting of six buildings, and 44,850 square feet of ministorage in seven buildings located on the ME zoned portion of the site. The development is proposed in up to 15 Phases.

Property: 181217000TL1601,181217000TL1700

Include by reference my previous testimony, comments by Chris Henningsen Community Development Engineer, revised staff recommendations to hearings officer and any comments by Wendy Robinson and Ken Atwell.

This application is in direct conflict to the Bend Comprehensive Plan, City Council FY 2021-23 Council Housing Goal Framework, the Murphy Crossing Refinement Plan (**MCRP**) and the Murphy Urban Renewal District (**MURD**). The concept of an RV park and storage does nothing to advance the goals of the City of Bend Comprehensive Plan as stated in my comments dated March 12, 2021. One of the goals of the city council is to address affordable and middle income housing. This proposal takes up valuable land for RV storage buildings, mini storage and a RV park that caters to a transient traveling public thus doing nothing to address Bend's affordable and middle income housing shortage. In addition the low assessed value of a RV park doesn't help the goals of the MURD which is an agreement with other taxing districts to forgo certain tax increases with the goal of benefiting from increased property evaluation based on significant commercial and infrastructure development. This increased tax moneys are to be invested in the improvement of the urban renewal district. This development proposal will cause a short fall in urban renewal funds.(see Murphy Crossing Urban Renewal Plan August 20, 2008)

BDC 2.7.800 The revised RV park proposal still does not comply with the requirements and design concepts in the MCRP. The frontage road which is specified with an 80' ROW is proposed to be a 60' ROW. This frontage road is the main connector through the Murphy Crossing area providing access to the lots to the south. As proposed in this plan the frontage road travels through a RV park and storage building area. It is poor planning to allow a

through traffic collector in the middle of an RV park and storage area. The site plan shows buildings in both the required round about right of ways. Proposal does not comply with the aesthetics and purpose of MCRP by showing fences along Murphy Rd., eliminating most or all trees and does not comply with the standards of MCRP (per criteria #9 p. 93 from staff report). The plans don't address how sewage and waste water will be managed from 176 RVs. This plan doesn't address site drainage and storm water issue plus UIC's are not permitted within domestic water well's 2- year time travel.

In contradiction to a stated goal of providing a variety of employment opportunities in MCRP, a RV park and storage facility doesn't provide many jobs or a variety of them. This falls far from the vision of a active housing, employment and commercial area serving all of Bend.

The adoption of MCRP and MURD constitutes preexisting criteria (BDC 4.1.426) which are applied to any development proposal for that area plan (BDC 1.2). The area plan designation removes interpretation of land use designation from standard Code and develops an interpretation of Code unique to the goals established for that area. Thus MCRP did not include any reference to a conditional use as an RV park (Table 2.7.820.C)

The **TFR** doesn't address traffic issues related to the roundabout at Murphy and Brookwood during rush hours in the morning and afternoon in addition people are having trouble turning onto Brookwood from Pinebrook because of heavy traffic. The percentage of traffic heading west on Murphy is 30% and will affect those intersections.

Conclusion

To think that the criteria of MCRP, MURD, Bend Comprehensive Plan and Bend Development Codes has been meet by this proposal is ludicrous. It is the responsibility of the applicant to prove that this proposal meets the criteria in MCRP, Bend Comprehensive Plan, MURD and BDC. The conditions of approval do not correct the Burden of Proof's short comings. So many facets of this proposal do not comply with the above listed City requirements that this proposal must be denied.

Sincerely,
Judy Clinton
SBNA land use chair