



PUBLIC MEETING

Shevlin Townhomes Pre-application Meeting with the Neighborhood

November 29, 2023 6:00 p.m. to 7:00 p.m. (Virtual)

Land Use Chair Notes – David Knitowski

1. Applicant: Blue Fern, Anna Drumheller, anna@bluefern.com
Designated Agent: Core Design, Inc., Holli Heavrin, hheavrin@coredesign.com
And Alicia McKinney, 425-885-7877
2. Project Description: 46-lot shared court subdivision. The project scope will entail the creation of 46 fee-simple townhome lots through subdivision following the Shared Court standards, including: installation of private access drives, utilities, and frontage improvements along Shevlin Park Rd, as necessary to serve the development and construction of 46 townhome dwelling units in 10 buildings on site.
3. Address is 2455 NW Shevlin Park Road. Zoning is Residential Medium Density (RM). Buildings will have 2 to 10 units each, will be 3 stories and 35 to 40 feet tall. Units will be 1,600 to 2,200 sq. ft., with 3 to 4 bedrooms and 1- to 2-car garages. Total parking spaces = 92. Due to grade on the site, buildings will be 2 stories in the front and 3 stories in the back. Lot sizes will be 1,200 to 2,000 sq. ft. Density will be 12.89 units/acre, more than the minimum (per code) of 7.3 units/acre and less than the maximum (per code) of 21.7 units/acre. Front yard setbacks will be 5 to 10 feet, side yard setbacks will be 0 to 5 feet and rear yard setbacks will be 5 feet. No waivers or variances to the Bend Development Code are proposed. There will be one shared access with the church to the west and a second access off of Shevlin Park Road.
4. Applicant and Designated Agent shared a vicinity map, site plan, elevation drawings of the structures, description of the use and expected or anticipated impacts from the development. Applicant and Designated Agent also provided an opportunity for the public to provide comments.

5. Concerns stated at the meeting by the public included: tree preservation; traffic; blasting and drilling; grading of the site; building setbacks and heights; proximity to southern property owners; surface parking; re-vegetation species; noise and light pollution; firewise construction and fencing materials.

6. Next Steps:

- The applicant will complete the application and submit it to the City.
- The City's Planning Division will determine when the application is complete and send out a public notice when it has made that finding.
- The Notice of Application is mailed to:
 - Neighbors within a 250-foot radius.
 - Individuals who have registered by signing in at this meeting.
 - Neighborhood Association Land Use Chair where the project is proposed.
 - If you do not live within 250 feet of the project, be sure to give the applicant your name and email address in order for your contact information to be forwarded to the City to enable you to receive future notices.
- Once you receive the Notice of Application, the public can then submit written comments on the completed application posted online. The notice will provide you instructions on where to send your comments to be included in the public record.
 - The comment period is 14 calendar days from the date the notice is mailed.
 - If you do not want to comment, but want to be kept informed, you still need to submit a comment letter requesting to be a "party of record" to continue to receive future notices and/or participate in any appeals.
- The City staff prepares a staff report with any conditions placed on the project. The public is notified by a mailed Notice of Determination to:
 - Neighbors within a 250-foot radius.
 - Individuals who have submitted written comments in response to the Notice of Application within the 14-day response period.
 - Neighborhood Association where the project is proposed
- Please don't write or call the City immediately after this neighborhood meeting. The City will be unaware of the potential application until the application has been submitted.