

Aaron Henson

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Sent: Thursday, March 11, 2021 2:46 PM
To: Aaron Henson
Subject: Response to PLVAR20210052

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Dear Mr. Henson,

RE: Marken Summit Development - Variances Request
Project Number: PLVAR20210052 (Lot 12 - Marken Summit)

As a neighbor directly affected by the Marken Summit development, I'd like to make my disappointment known with the way this development has progressed and am writing to express firm opposition to the variance requested on PLVAR20210052 at 2551 NW Marken St., Bend, Oregon; Lot 12. While I am looking forward to welcoming and getting to know new neighbors I do not believe the applicant should be granted this variance.

In developing the land that is to become Marken Summit a densely forested 5-acre plot of land was clear cut of the Juniper and Old Growth Pine that had grown there for 100's of years - creating a scar in a neighborhood previously well integrated with the surrounding forest.

On top of the trees, Bend city code clearly states (Chapter 3.1.200 Section C.3) "On tracts containing watercourses or rock outcroppings, increased lot or parcel sizes may be required to allow adequate room for development and protection of the topographic or natural feature." yet the neighborhood has had to endure months of blasting and chipping away natural rock outcroppings. I can provide videos of blasts no more than a stone's throw from my home upon request - they are worth seeing.

Bend code also states (Chapter 3.1.200 Section C.2) "On steep slopes, increased lot or parcel sizes may be required to avoid excessive cuts, fills and steep driveways." It seems that a variance to this or similar code must have also been granted already. As the blasting and chipping mentioned above have created incredibly steep cuts, most notably but not exclusively right against the land owned by the Marken Heights HOA of which I am a member.

In addition to the "landscaping", a 40+ foot retaining wall was built next to the southern access stairwell to Quail Park, and tons of unretained landfill was allowed to be placed just south (uphill) from Quail park - all of which is used daily by the children of the neighborhood. This has both negatively affected the landscape and privacy of the surrounding neighbors as well as created a safety concern should the unretained landfill slide.

Given the amount of work the applicant has already put into developing the site, as evidenced above, I believe this variance and any others regarding the height of homes in this development to be indicative of an oversight by the applicant/developer. At this point, it appears that the applicant/developer is trying to make up for decisions they have already made with variances. They created the landscape they wanted, now they are not happy with it so they believe that they deserve

a variance at the expense of the surrounding neighborhood and in the face of well-intentioned and thought-through codes.

I encourage you and the kind folks at the planning department to take a look at the lack of community support for this, and all height variances, in Marken Summit and make a decision that is right for the future we all wish to see in our growing city. Additionally, If you haven't seen the site I strongly encourage you to come on by and take a look. If you let me know, I'll gladly have a cup of coffee or tea waiting.

Best Regards,
Deirdre Swarsen
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