



Planning Division
City of Bend
(541) 388-5580
planning@bendoregon.gov
710 NW Wall Street, Bend OR 97703

This submittal form is to be completed prior to your application with the City of Bend. *Download this form before completing fillable fields*, then upload with your application through the Online Permit Center at www.bendoregon.gov/permitcenter.

VERIFICATION OF COMPLIANCE PUBLIC MEETING FORM

The Bend Development Code (BDC) states that Neighborhood Associations, as recognized by the BDC, must be included in decisions about proposed land use changes within their boundaries. Applicants submitting any of the below development applications are required to present their project proposal at a public meeting prior to submitting the application to the City of Bend Planning Division. The presentation must be made at either a regular or special Neighborhood Association meeting or a meeting hosted by the applicant. This form verifies the compliance with the public meeting requirements outlined in BDC Chapter 4.1.215.A-B.

Applicant: OREGON CARE GROUP

Check the application type(s) requested:

- ☐ Bend Comprehensive Plan Map Amendment
- ☒ Zoning Map Amendment
- ☐ Master Plan
- ☐ Conditional Use Permit
- ☐ Subdivision
- ☐ A Site Plan Review for new development or an alteration/addition to one or more buildings containing a total of 10,000 sq. ft. or more.

Meeting Date, Time & Location: DEC. 14TH 2023 @ 4:00 PM VIA ZOOM

Neighborhood Association(s): LARKSPUR AND ORCHARD DISTRICT

Project Location: 1220 NE FRANKLIN AVE. (EAST OF NE 12TH ST & FRANKLIN AVE.)

Project Description: EXISTING GREENWOOD CEMETERY RE-ZONE REQUEST FROM PF To RM.

Last Revised Date: 03/01/2021

Check each of the following items presented at the meeting:

- ☒ Map depicting the location of the subject property proposed for development.
- N/A ☐ A visual description of the project including a site plan, tentative subdivision plan and elevation drawings of any structures if applicable.
- ☒ A description of the nature of the use including but not limited to, sizes and heights of structures, proposed lot sizes, density, etc.
- ☒ The expected or anticipated impacts from the development.
- ☒ Any mitigation proposed by the applicant to alleviate the expected/anticipated impacts.
- ☒ An opportunity for the public to provide comments. Applicants are encouraged to reconcile as many public concerns as possible prior to submitting their application.

If any of the above items are not applicable to the proposal, please state why:

Concerns Stated at Meeting: *PLEASE SEE ATTACHED NEIGHBORHOOD MEETING NOTES.*

<u><i>Jeff Mouri</i></u> - SUN COUNTRY ENGINEERING	<u>DEC. 19, 2023</u>
Applicant Signature	Date
<u><i>Danielle Powell</i></u>	<u>12/20/2023</u>
Neighborhood Association Representative Signature	Date
<u></u>	<u></u>
Applicant Signature	Date
<u></u>	<u></u>
Neighborhood Association Representative Signature	Date



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 Planning Division at planning@bendoregon.gov or (541) 388-5580; Relay Users Dial 7-1-1.

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Jeff Mouri - SUN COUNTRY ENGINEERING DEC. 19, 2023
Applicant Signature Date

Greg Luman 12/27/2023
Neighborhood Association Representative Signature Date

Applicant Signature Date

Neighborhood Association Representative Signature Date



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NOTICE OF “ON-LINE” PUBLIC MEETING

An ON-LINE public meeting will be held on **December 14, 2023** In order to comply with the City of Bend Planning Department land use submittal requirements. The purpose of this meeting is to inform the surrounding community of the proposed land use action detailed below, and to gather comment from affected parties. All persons wishing to participate in the discussion are invited to attend.

Date: December 14, 2023

Time: 4:00 P.M.

Location: [Join Zoom Meeting](#)

ZOOM Link: <https://us06web.zoom.us/j/85132255774?pwd=6SZC1CQaYADRWL8AmwRDzcbq7epyCr.1>

(Email me at jeff.m@suncountry.engineering and I will send you this link digitally)

Meeting ID: 851 3225 5774

Passcode: **756179**

Questions/Information:

Sun Country Engineering and Surveying Inc.
(541) 382-8882

Proposed Land Use Action:

Zone Change from Public Facilities (PF) to Residential Medium Density (RS)

Subject Property Address:

1220 NE Franklin Ave.
(aka, The Greenwood Cemetery)

Subject Property Assessor's

Tax lot identification number: 171233D000200



SITE MAP
NOT TO SCALE

SITE MAP
FOR
GREENWOOD CEMETERY

LOCATED IN THE SE 1/4 OF SECTION 33, TOWNSHIP 17
SOUTH, RANGE 12 EAST, W.M.,
CITY OF BEND, DESCHUTES COUNTY, OREGON

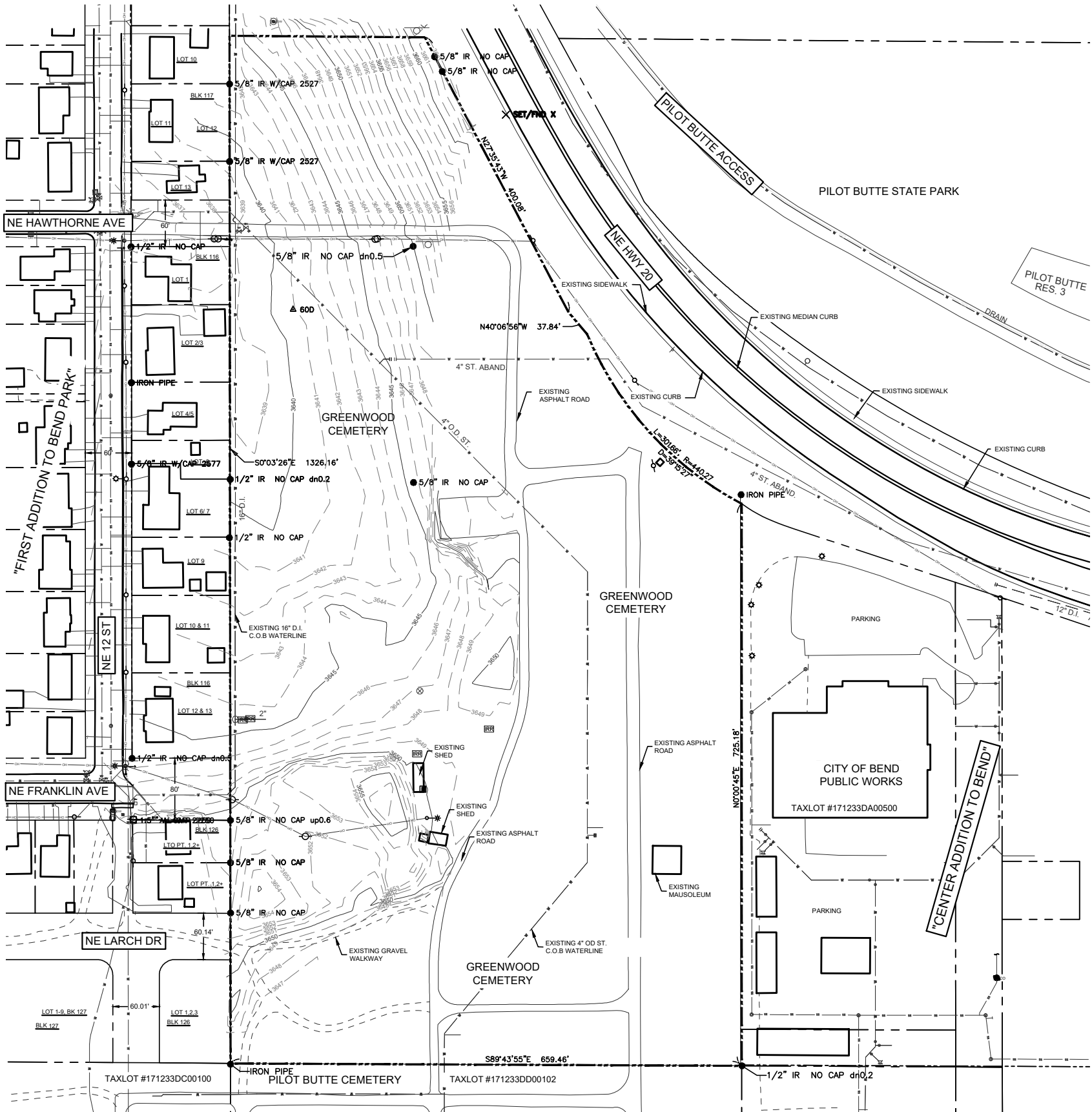
PROPERTY DATA:
SITE ADDRESS:
TAX LOT:
GROSS AREA:
ZONE:
GENERAL PLAN:
WATER:
SEWER:
POWER:
PHONE:
GAS:
SCHOOL:
FIRE:
IRRIGATION:

1220 NE FRANKLIN AVE
171233D000200
16.74 ACRES
PF
PF
CITY OF BEND
CITY OF BEND
PACIFIC POWER
CENTURYLINK
CASCADE NATURAL GAS
BEND-LAPINE DISTRICT
CITY OF BEND
ARNOLD IRRIGATION DISTRICT

OWNER/APPLICANT:
OREGON CARE GROUP LLC
302 9TH ST
WENATCHEE, WA 98801

LEGEND

- MANHOLE
- CATCH BASIN
- WATER GATE VALVE
- WATER FIRE HYDRANT
- WATER
- SANITARY SEWER
- STORM DRAIN
- UTILITY POLE
- UTILITY POLE/LIGHT
- LIGHT POLE
- POWER (OVERHEAD)



Scale 1"=80'



VICINITY MAP
NOT TO SCALE

FOR REVIEW ONLY

SITE MAP
SCALE 1"=80'

SUN COUNTRY ENGINEERING & SURVEYING, INC.
920 SE ARMOUR ROAD BEND, OREGON 97702 PHONE 382-8882

Developer: OREGON CARE GROUP LLC
302 9TH ST
WENATCHEE, WA 98801

Title: SITE MAP

Drafting	NO.	DATE	REVISIONS	sh.
Design	#1	DATE	REVISION	
Scale	1" = 80'			
Date	9/25/23			
W.O. No.	0574			

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Greenwood Cemetery Neighborhood Meeting notes

Thursday, December 14th, 2023 4:00 P.M.

In Attendance:

Developer Representatives:

Sun Country Engineering; Tim Weishaupt; tim@suncountry.engineering

Jeff Morrison; jeff.m@suncountry.engineering

Schmoyer Land Use Consulting; Chris Schmoyer; schmoyerluc@gmail.com

Client Council: Bailey Oswald and Adam Smith

Neighborhood Association(s): Greg Tanner; larkspurlandusecommittee@gmail.com Larkspur Neighborhood Assoc.

Danielle Powell; danielle@dukewarner.com Orchard District Neighborhood Assoc.

Public:

Lee Kinkade 646 NE 12th St. kissyface65@gmail.com Thomas Scott lunatics4000@msn.com iPad, Bend Bulletin, Brian Durbin, Emily and Jason Tuma Jason.tuma@gmail.com Steve, Jack, Greg Long, Chris Munson 845 NE 11th St. crmunson@msn.com Mitch B, Gregg and Megan Garnett 1107 NE Greenwood Ave. garnettgregg@gmail.com Rob Harrison alohaturbo@yahoo.com Adam Smith, Ashley Joyce Ashley.sara.joyce@gmail.com Holly hollyjeanscott@gmail.com Pieter V. pieter.verhaar@gmail.com Holly, Dillon Schneider 648 NE 9th St. 64dillon@gmail.com Emily Mills, Jean and Robin metcalfwhite@gmail.com Ian Olsteen, D. Brown, Gustavo Bautista, Holly, Brian Sortor, Layla Coats laylacoats@live.com iPhone bendcitizens@yahoo.com Jeremy Botta jeremybotta@yahoo.com Amy King amykinglcs@gmail.com Isabel Gregory isabel.gregory@outlook.com Kristina Anderson lilkrisattahoe@gmail.com

Opening Presentation:

Tim Weishaupt; Introduced himself, introduced Chris Schmoyer as well as Client Council Bailey Oswald and Adam Smith.

Bailey Oswald gives a summary of the existing property use, zoning etc. and mentions that the existing zoning of PF (Public Facility) doesn't allow Cemeteries outright but the proposed RM zoning would. The PF zone is for public and non-profit organizations and the zone change would alleviate this. Oregon Care group, the property owner is an LLC and not an NPO.

Greg Tanner and Danielle Powell Opened with their introductions and stated the purpose of this meeting and that this is not for public record and that everyone will have a chance to speak on the record once the project is assigned a case number. At this point it is strictly a question-and-answer discussion between the neighbors and the applicants team.

Questions asked:

Lee; There are still bodies within the "Potters Grave" and concerns bodies will be missed. ANSWER; Adam Smith stated, A previous owner legally moved graves that were unmarked through the legal process to another location on-site and they now have markers. Have used sonar to locate any additional bodies and are confident that all bodies have now been moved.

Jeremy Botta; Concerns of open space being removed; wildlife will be lost.

Garnett; Rezoned for purpose of development. Medium density, pedestrian safety and potential traffic. ANSWER; Client has no development plans currently, but also stated that he cannot say that it will never be developed. Tim stated that a traffic study has been ordered and will be submitted with the application.

Jean and Robin; If Property owners are not public entities, how can they purchase it? ANSWER; Buyers and sellers are not required to be public entities, anyone can buy the property.

Holly; Why not partition the property instead. ANSWER; Because Greenwood Cemetery would still be a non-conforming parcel.

Whitney; Consideration of other zoning options and asked what is the vacant area and the cemetery area on the map. ANSWER; This is a zone that acts somewhat as a transition zone between the CG (Commercial General) to the East and the RS (Residential Standard Density) to the West and then was shown the aerial of the site and indicated the general areas with the cursor.

Jean and Robin; Concerns of increase in vandalism if there are additional residents living nearby. ANSWER; There is security at the existing cemetery and that they have not seen incidents of vandalism.

Emily; Transition zoning, why would this matter?

Iphone; Oregon Care group is based in Salem so are they familiar with the Bend attitude? ANSWER; The owner is local and does understand the local communities' attitudes and that the owner is the current operator of the cemetery.

Misc; Would like boundary or open space between any new development and the cemetery. ANSWER; Developer would not build immediately up to the cemetery and would provide transition space as well as it just wouldn't be good business to not do this.

D Brown; Why did the owner purchase the property knowing what the property was zoned? ANSWER; Purchased with the intent of changing the zoning to make cemetery in compliance.

Holly; Why not asking for partition so we don't ask for this in it's entirety. ANSWER; Cemetery would still be in non-compliance.

Jeremy; If property does change zoning, do they have to pay taxes on that property, and if so, what entices the company to keep it? ANSWER; Usually taxation is based off of land use and not zoning.

Misc.: What's the difference in property value between new zoning and existing zoning? ANSWER; Not sure if this could be determined ahead of time, not sure owner has thought about it.

Lee to Tim; Why would we rezone if we weren't planning on developing this? ANSWER; We were hired by our client to do this process, that's all.

Danielle Powell; "I've been taking screen shots of all comments." City will send out public notice once application is accepted and that you will receive public notice and at the time all your questions will be of public record and that there will be a public comment period. Keep in touch with your neighborhood associations for updates on this project.

Greg Tanner; "Ditto on what Danielle mentioned, keep in touch and we will update you."

Pieter V; Whats the densest form of housing that could be developed on the property? ANSWER; 7.3 – 21.7 units per acre.

We ended the meeting with "Feel free to give us a call if you have any additional questions."

The meeting was closed around 5:20