

Drunk driving blamed in wreck on Highway 20

A head-on crash on Hwy. 20 west of Sisters blocked the roadway for several hours on Thursday, June 18.

Oregon State Police Troopers and emergency personnel responded at about 6:47 p.m., to the report of a two-vehicle, head-on crash on Hwy. 20 near Milepost 80.

Preliminary information indicates a 2001 Subaru Outback was traveling westbound on Hwy. 20 when it lost control and crossed the centerline, striking a 2005 Chevy Trailblazer head-on. The operator of the Subaru, Cody D. Oxford, age 24, had life-threatening injuries and was taken by air ambulance to St. Charles in Bend.

The operator and passenger of the Chevy, Roy Wright, age 42, and Lauren Wright, age 40, both of Springfield were taken by ground ambulance to St. Charles Bend with serious injuries.

It was determined through the investigation: Oxford was intoxicated and subsequently cited for DUII, reckless driving, two counts of recklessly endangering and two counts of assault. Both directions of Highway 20 were closed for two hours while the investigation was conducted.

FACILITY: Commission gave nod to plan changes

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Plan, to accommodate the site plan's shifting of the location of buildings by more than 25 feet from where the buildings were originally approved to be located.

Sounds simple enough. But the June 18 public hearing on the matter was anything but routine.

A little history on the MMV project is needed to put the proceedings in context. According to local builder Curt Kallberg, one of the three local family partners who own the land, dreamed of providing housing for Sisters seniors 15 years ago when the land lay outside the Urban Growth Boundary. The Reed, Kallberg, and Willitts families sought and won a vote of the Sisters populace to bring the property inside the city limits.

The property was annexed into the city in 2006 and planning began for a development that would include a senior living facility, a one-acre park in the center of the development, low-income senior apartments, some single-family housing, cottages designed for independent seniors, and a clubhouse that would serve multiple purposes for the residents of both the development and the greater Sisters community. The southwest

corner of the property was donated for the construction of the school-based health clinic, which now occupies that space.

Two of the stipulations attached to the property in 2009, when there was an annexation agreement for the senior living center, directed that one in every 10 housing units would have to be affordable housing and the senior living center had to be constructed and open for occupancy before any other construction could begin in the development. The master plan for the entire MMV was approved in 2010.

Negotiations took place with Yakima businessman Mark Adolf of Pinnacle Alliance Group to build the senior living center, and in 2011 Adolf's site plan was approved by the City. Due to Adolf's inability to secure financing for the project, the property owners granted repeated extensions on his contract, being assured that Adolf would successfully acquire the financing. After three years' delay due to lack of adequate finances, the contract with Adolf was terminated.

Bend resident Kevin Cox, owner of Ageia Health Services, who has built and successfully operates six senior living facilities, came forward with a proposal to build the MMV facility. In the meantime, Adolf applied to the City for permits to

build his facility on the empty property adjacent to the post office, between Larch and Locust streets.

The Planning Commission easily and quickly approved Adolf's application. Despite having the green light for his project, Adolf has not yet begun construction.

Adolf informed *The Nugget* on June 12 that he has secured the land on which to build his proposed facility.

“We're ready to break ground as soon as we've got a schedule.”
— Mark Adolf

“Yes, we closed on the land,” he said. “Deed is recorded.”

Given Adolf's inability to secure financing when he was working with MMV, questions have been raised as to whether he has the financial backing to complete the project. In an interview with *Nugget* editor Jim Cornelius last month, Adolf identified some local individuals as investors, but he declined to identify his primary financial backers, saying that they are a private group that prefers to remain private.

“They don't want to be disclosed,” he said. “Money's in the bank and that's the key thing.”

He offered assurances that

the project will get off the ground and will be built.

“We're ready to break ground as soon as we've got a schedule,” he said last month.

In the meantime, Adolf has been deeply involved in the land-use process regarding the MMV project.

At last week's Planning Commission meeting, this issue came to a head when the approvals for MMV were on the agenda.

Darcy Reed, associate planner for the City, made the staff presentation to the commissioners, reviewing the master plan modification request and site plan for the new project. Changes were made to the original site plan to accommodate the new building proposed by Cox. Those changes involved access to the property from McKinney Butte, moving a number of parking spaces back behind the building, and the location of the building on the site.

Given the change of circumstances since the issuance of the original approval, staff believed it was desirable to approve the requested modifications. The building itself will be over 46,000 square feet, with 34 parking stalls, eight bike spaces, with trash/recycling enclosures.

Staff reported that after providing a Type 2 review, the project meets the criteria of code, several conditions have

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