



Golfers hit balls on the driving range at River's Edge Golf Course in Bend on Tuesday. Dean Guernsey/The Bulletin

River's Edge: Duplexes, row houses and courtyard apartments planned for golf course

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News of the sale came as a surprise to many of the residents living near the golf course.

"I'm very disappointed, absolutely. A lot of our homeowners retired there. They moved there specifically for the golf course, for the openness, for the space," said LuAnn Stanislawski, a resident and president of the HOA for the Majestic Ridge Neighborhood.

Stanislawski said she has fielded lots of phone calls from people in the neighborhood who have questions over the future of the development.

"People were just made aware of this a couple of days ago," she said. "First reactions are angry, and everyone is feeling it was not very transparent on the part of the developer."

Stanislawski, who moved into the neighborhood in 2015, said there hasn't been much time to absorb the news of the sale, and residents are looking forward to the public hearings and the release of development plans.

Another resident, Rachel Cohen, said she is concerned that the influx in housing is going to add to an already existing traffic problem.

"It's hard to get out to Mt. Washington (Drive) sometimes even now. If you add another 700 cars, it's going to get worse," said Cohen, who retired to the neighborhood from Austin, Texas, in 2016.

Cohen is not a golfer but chose the area for

the green space. Her backyard will remain open during the first phase of construction, but she worries about future construction.

"If they can take away the back nine, they can take away the front nine, too," she said.

Julie Brown, a spokesperson for the Bend Park & Recreation District, said the district has been notified about the project. Pahlisch gave district officials a site visit last week and discussed opportunities for trail construction and better alignment of the Deschutes River Trail.

"We are interested to learn more about what they are proposing and how open space will be provided and managed. We are also interested in improvements to the Deschutes River Trail — crossings and access to the trail particularly," said Brown in an email.

"Pahlisch has always been good about coordinating with us and considering parks and trails in their developments," Brown added. "We are confident that we'll hear more as they develop project details more fully."

David Gilmore, a broker for Coldwell Banker Bain, said the recent construction of Pahlisch homes already in the Awbrey Butte area hasn't hurt the values of resale homes nearby.

"Being new with current design choices does make the new homes appealing to certain buyers," said Gilmore. "There are pros and cons to buying new construction or resale homes, so the added inventory gives buyers more choices in a

desirable location."

Pahlisch says it plans to construct "missing-middle housing," which includes a range of housing types at different price points. Duplexes, row homes and courtyard apartments are examples of missing-middle homes, which ideally are wedged between single-family homes and mid-rise apartments. Plans provided to the city also include single-family residences.

"The missing-middle housing is a crucial component in the marketplace and should diversify options that already include townhomes in the area," said Gilmore.

This is not the first time Purcell and Pahlisch have done business together. Four years ago the pair worked jointly to construct townhouses on Bend's east side, near St. Charles Bend.

The River's Edge course has been open for business since the mid-1980s. Golfers wanting to get their last strokes in at the course have some time to do so. Pahlisch said it will keep the course in operation through at least part of the 2022 season.

Stanislawski said residents will be carefully watching the proceedings, with some concern over their investment.

"We understand that it's a business," she said. "Home values I am sure are on the back of everyone's mind."

Reporter: 541-617-7818, mkohn@bendbulletin.com

Deschutes

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"Our people understand the risks associated with COVID and our businesses have proven their ability to adhere to the highest expectations in safety, sanitation, and air quality. It is no coincidence Oregon has not seen one instance of a super spreader event tied to our hospitality industry."

The letter writes that the vast majority of the state's population most susceptible to serious illness from COVID-19 has been vaccinated, and that a documented case today "does not carry with it the same weight" as cases documented when there was no vaccine.

"The variants are indeed troublesome, and we share your concern for their spread," the letter writes. "But shutting down our restaurants and further depriving Oregonians of their right to make calculated community engagement risks when the virus continues to spread elsewhere will not result in success."

DeBone said he recognizes case counts are rising and thinks it is important to address, and said he signed onto the letter because he feels it is unfair to shut down business when much of the transmission of COVID-19 is coming from social gatherings or private events.

He also noted that Deschutes County hasn't seen much protest to following safety guidelines like wearing masks and distancing at restaurants.

"We do need to respect what's going on, but shutting down restaurants and businesses is not the conclusion I would reach," DeBone said.

Adair, the other commissioner to sign, said in a text message Wednesday it was time for the state to move forward.

"Too many small businesses can NOT endure another lockdown," she wrote.

The one commissioner who did not sign on, Phil Chang, said he did not feel comfortable signing onto a letter that asks for fewer restrictions at time when Deschutes County is seeing its highest weekly case count since the pandemic began.

"We have to do everything we can to contain this virus at this point," Chang said.

Chang noted he too feels like the restrictions are unfair to businesses, because most of the spread does not appear to be happening from restaurants or businesses.

That being said, restaurants still present a risk, Chang said, given that restaurants gather people from different households in an indoor space to engage in activity that requires taking a mask off.

"While restaurants are not the heart of the problem, they have a role to play when it comes to containing COVID," Chang said.

Reporter: 541-633-2160, bvissler@bendbulletin.com

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Garage Sales - General

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Date first published: April 15, 2021
Janice Smyth Personal Representative
c/o Collin T. Edmonds Attorney at Law
915 SW Rimrock Way, Ste. 201 #106
Redmond, OR 97756

Legal Notice
The undersigned has been appointed personal representative of the Estate of THELMA LAVENE MOXLEY, Deceased, by the Deschutes County Circuit Court of the State of Oregon, probate number 21PB02840. All persons having claims against the estate are required to present the same with proper vouchers within four (4) months after the date of first publication to the undersigned or they may be barred. Additional information may be obtained from the court records, the undersigned or the

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The undersigned has been appointed personal representative of the Estate of DANIEL GILBERT SANDERS, Deceased, by the Deschutes County Circuit Court of the State of Oregon, probate number 21PB02982. All persons having claims against the estate are required to present the same with proper vouchers within four (4) months after the date of first publication to the undersigned or they may be barred. Additional information may be obtained from the court records, the undersigned or the attorney.
Date first published: April 22, 2021
Tracey Marker
Tracey Marker, Administrator
c/o Edward P. Fitch Attorney at Law
210 SW 5th Street, Suite 2
Redmond OR 97756

Public Notice
NOTICE OF PUBLIC COMMENT PERIOD
The State of Oregon through its agencies: Oregon Housing and Community Services (OHCS), Oregon Health Authority, and Oregon Business Development Department, are seeking public comments for our priorities for housing and community development on the Oregon: 2021-2025 Consolidated Plan
2021 Annual Action Plan (AAP) - embedded into the 2021-2025 Consoli-

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attorney. Date first published: April 15, 2021. KARIL A. MALLORY Personal Representative
c/o Steven D. Bryant Attorney at Law
Bryant Emerson, LLP
PO Box 457
Redmond OR 97756

Legal Notice
The undersigned has been appointed administrator of the Estate of DANIEL GILBERT SANDERS, Deceased, by the Deschutes County Circuit Court of the State of Oregon, probate number 21PB02982. All persons having claims against the estate are required to present the same with proper vouchers within four (4) months after the date of first publication to the undersigned or they may be barred. Additional information may be obtained from the court records, the undersigned or the attorney.
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dated Plan Citizen Participation Plan
2021-2025 Analysis of Impediments
All Oregon residents are invited to submit comments during the 30-day public comment period beginning May 7, 2021 and ending June 6, 2021. Written comments may be submitted to Oregon Housing and Community Services; attention Rick Ruzicka, Senior Operations and Policy Analyst, 725 Summer Street NE, Suite B, Salem, OR 97301-1266, or by e-mail at Rick.Ruzicka@oregon.gov. Verbal comments may be submitted by calling 503-986-6824. Comments are due no later than Sunday, June 6, 2021 at 5 pm.
A copy of all of these documents, and any applicable attachments, are available at Oregon Housing and Community Services at <https://www.oregon.gov/ohcs/development/Pages/development/Pages/consolidated-plan.aspx>.
OHCS is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact the OHCS office at PH 503-986-2000, TTY 503-986-2100, or e-mail at housinginfo@oregon.gov.
Las personas sordas o con impedimentos auditivos pueden usar un TTY llamando al 503-986-2100, o al servicio de relevos 711/Oregon. Las personas que necesitan copias en otros idiomas u otro acomodación deben comunicarse con Rick Ruzicka al 503-986-2000 a la brevedad posible.
Questions, concerns, or requests for information in alternative formats from individuals with disabilities must be submitted to Rick Ruzicka before Tuesday June 1,

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2021. OHCS will be holding two virtual public hearings for these documents on May 27, 2021 through Zoom. The hearings may be accessed through the following links at the corresponding times and are scheduled to last for 1 hour:
May 27, 2021 @ 1:00 pm PST - <https://us02web.zoom.us/j/81403090718?pwd=UVdpZkwyYH-RpR1hQb3dCNlJlZ-FRvdz09>
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Oregon Housing and Community Services programs are administered in a nondiscriminatory manner, consistent with Equal Opportunity Employment Opportunities, Affirmative Action, and Fair Housing requirements.

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