

CWNA Board Meeting Minutes
Thursday, July 18, 2016
Broken Top Club

The CWNA Board meeting was held on Monday, July 18, 2016 at the Broken Top Club. Joe Richie called the meeting to order at 6:00 P.M.

Board Members Present:

Joe Richie
Kelly Sparks, OSU-C
Jeanne Berry, TSAC, WTS Liaison, NART
Lisa Mushell, Vice Chair
Alexis Scharff, Treasurer
Tracy Pfiffner, Communications and Website
Glen Grochowski
Jane Raleigh

Board Coordinators Present:

Ron Webber

Committee Heads Present:

Bob Brell, Land Use Development

Others Present:

Sally Russell, Bend City Council, Mayor Pro-tem
Perry Brooks, CWNA Member.

Board Meeting Minute Acronyms

BMPRD - Bend Metro Parks and Recreation District

BDC - Bend Development Code

CAC - Community Advisory Committee

CEAC - Campus Expansion Advisory Committee

CMSCTF - Cascade Middle School Crosswalk Task Force

COB - City of Bend

CWNA - Cascade West Neighborhood Association

CWNA BOD - CWNA Board of Directors

LUBA - Land use Board of Appeal
NA - Neighborhood Association(s)
NART - Neighborhood Associations Roundtable
OSU-C - Oregon State University Cascades
PC-- Planning Commission
TSAC - City of Bend Traffic Safety Advisory Committee
UGB - Urban Growth Boundary
WTS - Westside Transportation Study

Approval of Minutes

Minutes of the June 23, 2016 meeting were not available.

Committee Reports

Land Use Development. Brell, Committee Head submitted the July 2016 Land Use report via email prior to the meeting and requested the report be made a part of the minutes. See attached.

Old Business

Deferred

New Business

1. Sally Russell discussed her role as liaison to the NAs, including items such as:
 - City councilors now have set one-on-one meeting times for their constituents.
 - The Central Westside Plan is actively working on solutions to that area's issues.
 - UGB is now focusing on affordable/workforce housing, working closely with the state to have 2,000 units fast-tracked for building.
 - The City can be a convener but not leader for the Climate Change Policy.
 - OLCC has some issues, of which the NAs can help by reporting them.

- Garbage pickup is done too early in the morning near some neighborhoods, so the City is working on improving the timing.
 - Bike stings are working, as is bike national registration.
 - Sally has helped scrutinize the budget to find money to repair some potholes.
 - Mental health is a huge problem in our city, and there are no resources available to take the homeless off of public land.
2. Berry nominated Perry Brooks to the Board for Member-at-Large #8. Mushel seconded; the motion passed unanimously.
 3. Brell covered land use updates, including the Best Western proposed building on the corner of Mt. Washington and Century, and the Bend Neighborhood Coalition addressing the noise ordinance with the Planning Commission.
 4. Grochowski discussed Parks & Rec leasing parking spaces to OSU-C next to the Mt. Bachelor Park & Ride, stating there will be 166-177 parking spaces available.
 5. Richie addressed NART training.
 6. Brell and Berry led a discussion of CWNA marketing business activities via the website or newsletter.
 7. Schazrff said that the website invoice had been submitted to the City before June 30.
 8. The annual meeting will possibly be held in October on the new OSU-C campus.

Other Subjects - None

With no further business brought before the Board, a motion was made by Scharff and seconded by Berry to adjourn the meeting at 8:00 P.M.

Next CWNA Board Meeting: To be Determined
Minutes prepared by Lisa Mushel.

LAND USE DEVELOPMENT REPORT ADDENDUM

To the CWNA Board. The following is submitted as the July 2016 Land Use Development Committee Report and the same is requested to be made a part of the minutes of the July 18, 2016 CWNA Board Meeting.

Century West NA Land Use Committee: Bob Brell-Head, Rich Ray and Ken Schofield.

Land Use Development.

- 1. Bend Development Code Amendment to Master Plans.** PZ-16-1062. The City of Bend is proposing amendments to Chapter 4.5 Master Planning and Development Alternatives. The amendments to Chapter 4.5 propose a Neighborhood Master Plan, Institutional Master Plan and an Employment Master Plan process. Additional amendments for consistency and minor clean ups are proposed for BDC Chapters 1.1, 1.2, 2.1, 2.2, 2.3, 2.6, 2.7, 3.3, 4.1, 4.2, and 4.3.
 - a.** In October 2015, the City of Bend Planning Commission (PC) endorsed an advisory committee to help update BDC Chapter 4.5 Master Planning and Development Alternatives. The advisory committee met 11 times beginning in December 2015.
 - b.** On June 1, 2016, staff met with the City Council in a work session seeking input and direction from Council based on the advisory committee work product.
 - c.** On June 13, 2016, the PC met to discuss but without a quorum deferred the item to the next PC meeting on June 27, 2016.
 - d.** The PC met on June 27, 2016 to discuss Bend Development Code amendments to Chapter 4.5 Master Planning and Development Alternatives.

- e. On August 22, 2106, staff will meet with the PC to further discuss parking and transportation management aspects in the Master Plan
- f. Tentatively, a Public Hearing has been penciled in on the City Council agenda for September 26, 2016 at which time the PC will recommend their re-worked Master Plan.

2. Public Neighborhood Meeting-The Lodges at Bachelor View.

On March 14, 2016, a Public Neighborhood Meeting was called where the developer, Brett Evert, shared his intent to build a **sub**division consisting of 70 parcels on a approximately 10 acres identified as Tax Lot 2200 on Deschutes County Assessor's Map #18-11-13BA and a portion of tax Lot 300 on Deschutes County Assessor's Map # 18-11-12 also located adjacent to where Century Drive intersects with Bachelor View Road with Century Drive on the north, Braeburn Subdivision and Sunrise Village PUD on the East, Bachelor View Road on the west and private land on the south. The developer shared his vision for the subdivision. Attendees questions/concerns included transportation related impacts on Bachelor View Road and at the intersection at Century Drive, vehicular traffic through the Braeburn subdivision, turn lanes in and out on and from Century Drive ; alignment of Bachelor View Road with Skyline Ranch Road; provisions for school buses ; pedestrian crossing of Century Drive; posted speed on Century Drive; absence of traffic calming on Century Drive; absence of open space in the subdivision; density of the subdivision; parking and driveway access on homes on Bachelor View Road among many other concerns expressed at the meeting.

The developer had not submitted an application to the City of Bend as of July 15, 2016.

3. Best Western Premier Public Meeting. Wolfe Architectural Group held a Public Meeting on July 11, 2016 regarding development of property located at the intersection of Century Drive and Mt Washington Drive. The development property location is specifically Tax Lots 1001 and 1002 on Deschutes County Tax Assessor Map 181206CO and also identified as 1082 & 1050 SW Yates Drive. The property is also positioned below The Bulletin building. The proposal involves a Site Plan for a 120-room hotel along with restaurant space and is planned to include approximately 76,000 square feet of building space. Detailed maps depicting the specific proposal were available for review at the Public Meeting. Comments from interested attendees included concern for traffic on Century Drive, turn lanes at the intersection of the entrance to the hotel at Century Drive, set back of 10 feet from the side walk at Century Drive coupled with a 63 foot height which will require a variance from the allowed 55 foot height in the CL (Commercial Limited) zone, proximity to several schools and concern for children, traffic on Mt. Washington Drive, privacy for both the motel guests and apartment renters directly across the street at the Village at Southern Crossing, noise, lighting and signage.

The developer revealed that at the pre-meeting with the City of Bend, City of Bend planning staff were OK with the developers plan for a 63 foot building height in a 55 foot CL Zone.

Contact information: Russ Wolfe, Wolfe Architectural Group. 509-455-6999. rwolfe@wagarch.com

4. Bend Neighborhood Coalition. In October 2015, a large group of concerned citizens on the west side met to discuss whether to form a new coalition that would work to influence public policies affecting neighborhood livability in Bend with some focus on the Westside. The rationale behind the need to form a coalition in part stemmed from frustration with the way public business was conducted and policies developed. The group decided to act and called itself the Bend Neighborhood Coalition. It is made up of individuals rather than groups though many of the individuals are involved in various groups, including neighborhood associations, homeowner associations, community advisory committees and task forces and ad hoc special-interest groups. It was envisioned that by joining together, the BNC might be able to accomplish three things that are important but difficult to pull off in today's environment:

- a. Influence long-term policy changes that underlie many of our common land use concerns such as changing the development code;
- b. Advise one another on how to best address individual concerns such as how to push for enforcement of a certain ordinance or how to rally public response to a development proposal;
- c. Create an ongoing dialog on neighborhood livability as an important city priority.

In pursuing a pro-neighborhood livability platform, the BNC endeavors not to be anti-growth or anti-development or anti-business. It will, though, encourage a thoughtful and balanced approach

to life in Bend that recognizes that even business owners and their employees want to live in appealing neighborhoods where kids can play, it's safe to walk and bike to local conveniences and

everyone can get a quiet night's sleep. Preserving and enhancing neighborhood livability in the face of growth and commercial activities will sometimes mean challenging policies, practices and

planning assumptions that have negative impacts on residential areas, with the goal of striking a better balance.

In a short 8 months, the Bend Neighborhood Coalition has formed, organized, met many times, received non-profit status, established priorities, addressed the City Council and moved forward

on those priorities beginning with developing a "White Paper" on Noise in Bend with recommendations. The first Bend Neighborhood Coalition News has just published which follows. For

additional information go to
bendneighborhoodcoalition@gmail.com

Keeping Bend Livable!

[View this email in your
browser](#)



BEND
Neighborhood
COALITION

News

Let's talk noise

The Bend Neighborhood Coalition recently issued a white paper on Bend's noise ordinance and recommended changes to the code, the way in which it is enforced, and the criteria used to evaluate whether to grant variances.

Because Bend allows higher sound levels than other cities, doesn't restrict the frequency, duration, or proximity of events that can impact residential areas, and puts the burden of enforcement on residents, BNC has called on the City

BNC's mission is to be the leading voice influencing policies that affect the quality of life in Bend's residential neighborhoods.

[Contribute](#)

2016 Priorities

- Bend noise ordinance
- Buffer zones around residential neighborhoods
- University district overlay

Council to review the noise code and bring it in line with best practices in other cities.

As Bend grows, becomes more densely populated, and prepares to host a four-year university, it needs to adopt a policy infrastructure similar to more urbanized areas. Noise is just one issue that affects livability, but it's a good place to start. We hope the stories in this newsletter will help you understand the need for better policies.

Please add your voice to our request to the City Council to re-visit the noise ordinance as part of its review of livability policies.

- Short-term rental code enforcement
- Fall election for City Council

White Paper on Noise

To review BNC's white paper on noise, [click here](#).

To see our suggested changes to the code, enforcement protocols, and permit criteria, [click here](#).

Other Cities' Noise Policies

For links to the noise policies of numerous other cities, [click here](#). Find your own points of comparison and let us know what you learn.

Bend is louder than other cities

Our city code allows amplified music to be twice as loud as in Portland. Bend is even more permissive than Austin, TX, which bills itself as the “live music capital of the world.” Since Austin has been successful at balancing the interests of residents and businesses that offer music, its policies offer a good model for Bend.

Bend's noise ordinance allows a sound level of 70 decibels (dBA) during the daytime and 65 dBA at night (10 pm to 7 am) for sound from a commercial zone. In residential zones, the limit is 5 dBA lower. However, Bend

Volunteer

As an all-volunteer citizens' lobby, our ability to influence policies and the public officials who set them is affected by the number of people actively working together.

Please consider signing up for one of our three work groups to add your efforts to those of your neighbors.

- Outreach
- Policy research
- Public engagement

Just send an e-mail to:
BendNeighborhoodCoalition@gmail.com

measures the sound level at a "noise sensitive unit"—the home of the person complaining—not at the source of the music. So, levels closer to the source will be much higher.

Meanwhile, Portland's limits are 10 dBA lower than Bend's in every category. This is half as loud. Because sound is measured on a logarithmic scale, every 10 extra decibels means the sound is twice as loud.

Austin limits daytime levels to 85 dBA at the property line of the music source in a commercial zone and 75 dBA in a residential area; the nighttime limit of 55 dBA (not plainly audible) applies in all areas.


Austin also requires an annual permit for outdoor


Make Your Voice Heard

Let city officials and your neighbors know that Bend needs livability policies like those of more urbanized cities if we are to accommodate growth and increased density and remain livable.

- City Council [e-mail](#)
 - Bend Bulletin [letters](#)
 - Source Weekly [letters](#)
 - Bend Neighborhood Coalition [blog](#)
- (add your comments)

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ook](#)

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music venues, including restaurants and bars with patios and live amplified music. The \$1,040 permit fee includes a sound impact evaluation. These permits are not allowed within 100 feet of residential property and require staying within the sound limits in the code. Extended hours are allowed only during Austin's spring festival and require an additional permit, which will not be granted if the music source is within 600 feet of a residential zone.

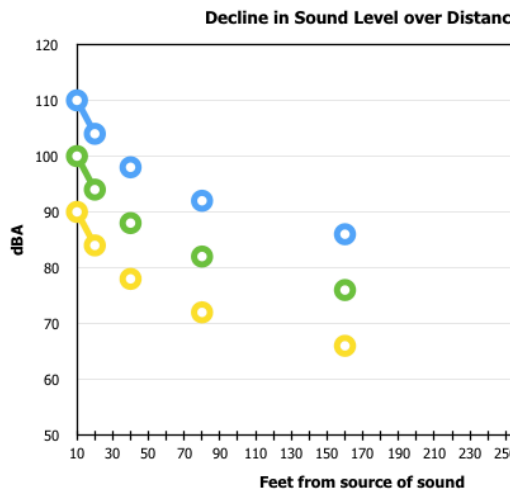
If these policies can work in Austin and allow it to become famous for its vibrant music scene, they can work in Bend.

How fast do sound levels drop?

It takes quite a distance for amplified music to reach permitted levels. Sound falls off 6 decibels for each doubling of distance. To reach the current daytime level in Bend's noise ordinance of 70 dBA (see the green circle at the far right in the chart), a band would have to be at least 320 feet from a "noise sensitive unit" and not exceed 100 dBA at 10 feet from the source (a typical level).

This means that amplified music closer than 300 feet from a "noise sensitive unit" would be unlikely to comply with Bend's current law. Even allowing a

variance up to 75 dBA makes compliance unlikely within 150 feet.



Better enforcement would help

Currently, event organizers know there is virtually no enforcement of the noise ordinance. Only two citations appear to have been issued in the last

several years. At best, a police officer might show up infrequently to ask that the sound be turned down.

Noise is and should be a low priority for the police, which is why many other cities have a noise control staff person who handles these issues.

BNC recently suggested that enforcement of Bend's noise ordinance shift from police to a sound control technician funded by increased permit fees. The technician would monitor sound levels at scheduled events and issue citations rather than warnings. (Imagine if speeding only ever resulted in a warning.)

The reporting of complaints should be improved with

citizen-friendly voice mail and online processes. And, complaints should be documented and tracked by the source of the noise, as well the source of the complaint.

Help keep it down!

Until the enforcement protocol and the noise ordinance are improved, residents should consider complying with the City's process by calling the police non-emergency number (541-693-6911) and filing a complaint when noise is too loud.

Ask that an officer with a

decibel meter come to your home and insist that the source of the noise be noted. Document the meter reading and send an email to City Hall with a Code Enforcement Complaint Form. For the form and e-mail address, [click here](#).

Speak Up
(over the noise)



Call 541-693-6911 to voice your concern

Bend Neighborhood Coalition is an independent Oregon non-profit run by community volunteers. We are not affiliated with the City of Bend or its neighborhood associations.

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Thank you for your concern about neighborhood livability and for joining BNC's e-mail list.

Our mailing address is:

Bend Neighborhood Coalition

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Bend, OR 97701

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