



CWNA Board Meeting
March 2, 2017, 6:30pm to 8:45pm
BTC Board Room

Attendees:

Board Members [Ward #]	
Chad Sage – Chair [#2]	X
Lisa Mushel – Assistant Chair [#11]	X
Alexis Scharff – Treasurer [#5]	X
Joe Richie – Secretary [#9]	X
Jim & Nansee Bruce [#1]	
Tracy Pfiffner [#3]	X
Glen & Cynthia Grochowski [#4]	X
Steve Gatto [Ward #6]	X
Kelly Sparks [#7] (Nathan Moses)	X
Perry Brooks [#8]	X
TBD [#10]	

Committee Heads/Coordinators/Guests	
Bob Brell – Land Use	
Tina Burnside – Noxious Weeds	
Shane Austin – Membership DB	
Ron Webber – Broken Top	
TBD – Reserve at Broken Top	
Clint & Judy Whitfield (Mountain Gate)	
Hans van den Houten (TripleKnot – Tetherow)	
Sally Russell – Bend City Council	X
David Ewing – Braebern HOA President	X

Agenda Items:

Topic	Information
1. Election of CWNA Officers	Per the CWNA Bylaws, officers are to be elected at the first Board meeting after the CWNA Member Annual Meeting. All four officers were unanimously re-elected. They are: Chad Sage – Chair, Lisa Mushel – Assistant Chair, Alexis Scharff – Treasurer, and Joe Richie – Secretary.
2. Board Member Resignation	Chad announced Jeanne Barry has submitted her resignation to the CWNA Board, effective immediately. Jeanne was instrumental in keeping CWNA informed on the Westside Development Plan and Transportation Study along with the City of Bend Transportation Safety Advisory Committee. Her services and insights will be missed.
3. Approve 11/10/16 Annual General meeting minutes	Meeting minutes approved with one modification.
4. Committee Reports	<p><u>Membership (Steve)</u> – focus is increasing CWNA membership. Based on budget considerations, a mailer will be switched from a letter/brochure to a postcard format. It was also suggested the CWNA Newsletter be sent to all HOAs within CWNA requesting it be forwarded to all homeowners.</p> <p><u>Website/Communications (Tracy)</u> – website is up to date. CWNA Twitter and Facebook accounts have been established and entries are now being made into both social media apps. The key is fresh content</p>

	<p>on a regular basis so users want to return.</p> <p><u>Transportation/Traffic (TBD)</u> – none</p> <p><u>Westside (TBD)</u> – none</p> <p><u>Land Use (Bob)</u> – attached below</p> <p><u>BMPRD (Glen/Cynthia)</u> – see Upper Deschutes Advisory Group under Old/Current Business. The Tetherow park is a combination private/public park with the main amenities (pool, etc.) for the exclusive use of the Tetherow members. The park is part of the Tetherow master plan which stipulates when the part must be built. However, there is no known action at this time.</p> <p><u>Neighborhood Association Round Table NART (Chad)</u> – at the last NART meeting there was a proposal for NART to become more “active” within each of the thirteen neighborhood associations (NAs) that make up the NART. This proposal was defeated by the votes of the individual NAs. Based on City of Bend timing, there will be no rollover grant monies for CWNA in the 2016/2017 fiscal year.</p>
<p>5. Old/Current Business</p>	<ul style="list-style-type: none"> • Upper Deschutes Advisory Group – Tracy reported on her attendance at one of the public meetings. The key citizen concerns were location of the bridge near private homes, the disruption of wild life movement, and change of natural look of the river at the crossing. For detail notes use the following link: http://www.centurywestneighborhood.com/hot-topics.html then select “The Upper Deschutes Advisory Group topic. • OSU-Cascades LRDP public meeting – Steve provided a summary of the 2/21/17 meeting where OSU presented their plans for the 128 acre option which includes the present 10 acres, the pumice mine 46 acres, and the old county landfill 72 acres. Over (100) people attended this meeting. For the full presentation use the following link: http://osucascades.edu/4/meeting-materials then select 2017, February 21, then Presentation. The file is PDF format. • The Lodges at Bachelor View – Bob Brell’s analysis of the City’s response to the initial application show the following items were not made as “Conditions of Approval”: <ul style="list-style-type: none"> a. There are no requirements for deceleration or acceleration lanes on Century Drive facilitating access to and exit from Bachelor View Road. b. There are no requirements for exit lanes on Bachelor View Road accessing Century Drive. c. Lots 20-26 will not be required to have alley access. d. No neighborhood park or common space. e. No landscape plan required around the perimeter. <p>The Board discussed if and how they could appeal and the potential</p>

	financial implications. The group agreed more information was needed before the Board could make a decision to appeal. See Action Items.
6. New Business	Due to the time taken on Old/Current Business, no new business was discussed or actions taken at this meeting.
7. Next Board Meeting	The next Board meeting will be April 6, 2017 starting at 6:30pm at the Broken Top Club – Board Room.

Action Items:

Responsible Person	Action Item	Due Date
Chad Sage	Contact Bob Brell regarding The Lodges at Bachelor View potential appeal to the City of Bend	3/26/17

3/10/2017

Submitted by: Joe Richie, CWNA Secretary

Board Meeting Minute Acronyms

- BMPRD** – Bend Metro Parks and Recreation District
- BDC** – Bend Development Code
- CAC** – Community Advisory Committee
- CEAC** – Campus Expansion Advisory Committee
- CMSCFTF** – 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

Land Use Development Report

(Submitted by Bob Brell, Land Use Development Committee Head)

- 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 8 and August 22, 2016, staff met with the PC to further discuss parking and transportation management aspects in the Master Plan
- f. On September 26, 2016 the PC held a Public Meeting and begin deliberation.
- g. On October 5, 2016 the PC forwarded its recommendation to the City Council.
- h. On October 19, 2016, the City Council held a Public Hearing, closed the written record but kept the public open until November 9, 2016.

The 1st Reading by the City Council is on the November 11, 2016 agenda. The most significant development was the decision to not separate out “higher institutions of learning (College’s, University’s) for separate treatment.

- i. On November 16, 2016, the City Council held a first reading.
- j. On November 14, 2016, the Oregon Department of Land Conservation and Development (LUBA) approved the City’s UGB expansion plan and the amended Bend Comprehensive Plan which became effective December 6, 2016.
- k. On December 21, 2016 and January 18, 2017 the City Council held work sessions.
- l. On February 13, 2017, a Public Meeting was held before the Planning Commission. The request was to re-open the public hearing to consider requiring large land users to do a master plan and consider residential density as part of the proposed amendments to Chapter 4.5 Master Planning and Development Alternatives.

The recommended amendments include: (A) requiring schools and parks that are 20 acres or larger to do a master plan, (B) allowing a property that is 40 acres or larger to do a land division or property line adjustment to create lots or parcels smaller than 20 acres if they are intended for schools and/or parks that will be part of a Community Master Plan, (C) allowing a maximum of 20 acres of residential designated land in an Opportunity Area proposed for Public and Institutional Uses and Miscellaneous Uses to be excluded from the density and housing mix calculations and require the density for the 20 acres to be taken from the residential designation with the lowest maximum density standard in the Opportunity Area and no more than 20 acres may be exempted from the housing and density mix in an Opportunity Area, (D) allowing the density and housing mix in an Opportunity Area to be transferred within the Opportunity Area or within a walking or biking distance not greater than 1 mile from the boundary of the Opportunity Area on existing travel routes (multimodal street or designated multi-use pathway) or any planned travel route shown within the Transportation System Plan and if the density and housing mix for the RS plan designation is transferred to a property not contemplated for residential development under the Comprehensive Plan (i.e., publicly owned properties with a residential plan designation that were not considered available for residential development under the Buildable Lands Inventory), then the receiving property need only provide the number of housing units transferred or the minimum RS density standards, whichever is greater, (E) requiring an agreement to be recorded to ensure that the receiving property of the density and housing mix transfer from an Opportunity Area fulfills the requirement, (F) eliminating the conditional use permit for schools in residential districts when they are part of a master plan application, and (G) requiring Institutional and Employment Master Plans to comply with the density and housing mix requirements if they are located in an Opportunity Area and include residential designated lands.

m. On March 1, 2107, the City Council will hold a Public Hearing, accept evidence, receive public testimony and consider the Planning Commission recommendations and conduct a first reading.

2. **Public Neighborhood Meeting-The Lodges at Bachelor View.** PZ-16-0928. On March 14, 2016, a Public Neighborhood Meeting was called. The developer, Brett Evert, shared his intent to build a subdivision consisting of 70 parcels on 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, private residential property on the South and Bachelor View Road on the west. 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.

On December 22, 2017, the developer, LBV,LLC submitted an application requesting a 65-lot residential subdivision to be constructed in two phases on 10.97 acres zoned RS (Residential Standard Density). Public comment was extensive to include forty-six (46) comment letters submitted for the record which included an extensive "comment letter" from CWNA.

On February 25, 2017, the City issued its Notice of Decision which approved the subdivision application with 30 COA (Conditions of Approval).

The more important COA's impacting the quality of the surrounding area include:

- a. COA 3. Bachelor View Road must be aligned with the centerline of Skyline Ranch Road as much as practical to a right angle to Century Drive's centerline.
- b. COA 4. Bachelor View Road shall be constructed to a 60 ft. width with a 32 foot road pavement.
- c. COA 5. Bachelor View Road shall have curbs constructed on both sides and a sidewalk constructed on the east side.
- d. COA 7. A split rail fence or other barrier (i.e. landscape berm) must be installed along the north property line shared with the BMPRD (Haul Road Trail).
- e. COA 8. At the east/west BMPRD path (Haul Road Trail) crossing Bachelor View Road, two 8-foot wide ramps must be constructed.
- f. COA 10. "The City is working on a study to lower speed limits on Century Drive. If the speed limits are approved, speed limit sign locations shall be modified from their current location. The speed change would be from 55 MPH to 45 MPH at the City Limits" Note. This is not a COA as such but is a directional statement from the City of what they would like to see happen.
- g. COA 11. A luminaire (street light) shall be installed at the Bachelor View road/Century Drive intersection.
- h. COA 24. Lot numbers 53 and 54 must be in compliance with Setback Standards in BDC 2.1.300. (Residential Compatibility). These lots abut property in Sunrise Village owned by Del/Shaina Haley.
- i. COA 25. A signed and striped crosswalk at the Century Drive intersection with Bachelor View Road shall be installed **prior to the final platting of Phase II.**

Not covered as COA but requested by public comments:

- There are no requirements for deceleration or acceleration lanes on Century Drive facilitating access to and exit from Bachelor View Road.
- There are no requirements for exit lanes on Bachelor View Road accessing Century Drive.
- Lots 20-26 will not be required to have alley access.

- No neighborhood park or common space.
- No landscape plan required around the perimeter.
- There are no accommodations where Street A will enter Braeburn and SW Laurelhurst Way.
- Among others

The approval process allows for an appeal on any aspect deemed important to an appellant. Any appeal must be made within 12 days of the decision date which was on February 24, 2017. The CWNA Board will decide on March 2, 2017 to appeal or not.

- 3. Public Meeting. Yates Drive & Nancy Way.** CWNA received notification of a Public Meeting to be held on Thursday, March 2, 2017 at 4 PM at the Bend West Fire Station, Conference Room, 1212 SW Simpson Ave, Bend, OR 97702. A 32,960 square foot mixed-use building and associated improvements is proposed and located east of Yates Drive approximately 350 feet south of Chandler Ave; it also appears to be directly across from where SW Nancy Way abuts Yates Drive. Detailed maps and plans depicting the proposal will be available for review at the meeting. Contact information: Ultra Architecture. Attn: RJ Johnson. rj@ultraarchitecture.com 541-419-6183.