

Minutes of the CWNA Annual Membership and Election Meeting-October 9, 2013.

The Annual Century West Neighborhood Association General Membership & Election Meeting was called to Order by its Chair Pam Sullivan at 6:05 PM. A quorum for a General Meeting was confirmed which requires a minimum of ten (10) members present which included Board Members Bob Brell, Judy McKrell, Bill Padgham, Pam Sullivan, Hans Van den Houten ; Board Coordinators Ken Schofield and Clint & Judy Whitfield.

Minutes of the September 11, 2013 meeting of the CWNA Board were approved unanimously following a motion from Brell and seconded

Board Meeting Minutes Acronyms:

BPRD – Bend Parks and Recreation District
CMSCTF – Cascade Middle School Crosswalk Task Force
COB – City of Bend
CWNA – Century West Neighborhood Association
CWNA BOD – CWNA Board of Directors
LUBA- Land Use Board of Appeals
NA – Neighborhood Association(s)
NART – Neighborhood Associations Roundtable
TSAC – City of Bend Traffic Safety Advisory Committee

Introduction of the CWNA Board of Directors and Guests.

Sullivan introduced the CWNA Board of Directors, Board Coordinators, Committee Chairs and Website Manager briefly explaining their duties and responsibilities and thanked each for their service to CWNA. Sullivan then acknowledged and thanked Sunrise Village for use of the Lodge for the annual meeting and Diane Wilcox and Mt. Bachelor Village for use of the Fireside Room for monthly Board meetings and lastly the CWNA members for their attendance and support.

Brell then acknowledged the guests to include speakers Sally Russell, City Councilor, Jon Skidmore, Assistant City Manager, Steve Jorgensen, Planning Manager, BPRD, Ann Aurand, Community Relations Manager, City of Bend and Jim Figurski, Landscape Architect, BPRD.

Speakers. Brell reintroduced guest speakers Sally Russell and Jon Skidmore who spoke on the topic “The State of the City of Bend”. Following their power point presentation covering OSU-Cascades, Sewer Infrastructure, Water and Streets & Roads the speakers took questions from the audience. Steve Jorgensen followed with a presentation on BPRD’s presence in the CWNA neighborhood followed by questions from the audience

Annual Report from the Chair. Sullivan reviewed the CWNA accomplishments during the previous 12 months to include the following:

1. Cascade Middle School Crosswalk Taskforce (CMSCTF). Padgham chairs the taskforce made up of representatives from the COB staff, Commute Options, TSAC, ACB (Athletic Club of Bend), Bend LaPine School District, COB Police Department, Cascade Middle School, and CWNA Board member Jim Gattey. The CMSCTF made significant strides in defining the Century Drive Corridor project which includes key focus on safe routes to schools for the students. CWNA is not there yet on the big project but has made great progress with improved signage and awareness among all parties.

Related was the City's decision to implement the Cascade Middle School Congestion Mitigation Project with funding from Bend LaPine School District (\$75 K) and ACB (\$25 K). There is still work ahead to achieve the desired safety results.

2. Simpson Ave/Mt. Washington Roundabout. The COB completed the new roundabout at Simpson Ave and Mt. Washington Drive which was included in the \$30 million COB Infrastructure Bond Issue.

3. CWNA Website. CWNA with the expert support from Julie Austin, CWNA Webmaster, transitioned CWNA's website from the COB's to Weebly, a stand-alone platform but still linked to the City's website. The website is up and running in every respect. The new website is www.centurywestneighborhood.com and can also be accessed via the COB's website www.bendneighborhoods.com.

Finance Report. Padgham, CWNA Treasurer, reported that for the fiscal year July 2012-June 2013 CWNA expenditures totaled \$2,300 against a budget of \$2,282. The budget for the new fiscal year July 2013 through June 2014 is \$2,272 with \$180 of expenditures recorded to date for website services.

Membership Report. McKrell, CWNA Membership Head, reported that at the time of the last Annual Membership & Election Meeting membership on October 12, 2012 stood at approximately 576 members. As of October 10, 2013 membership stands at 612 members from 350 households.

Land Use Report. Brell, CWNA Land Use Head, reported CWNA weighed in on a number of land use applications to include several new Code revisions/updates, the Athletic Club of Bend curb cut, the Mt. Bachelor Village Brown Book application, the UUFCO application to build a house of worship, appropriate monitoring of the Deschutes County Demolition Landfill site on Simpson Ave and the OSU-Cascades 4-year University project among others. The October Land Use Committee Report follows the minutes.

CWNA Board of Director Election. Sullivan explained CWNA Board positions are for 2-year terms with the odd-number positions up for nomination. Sullivan asked for nominations from the floor for Board Positions beginning October 2013. CWNA Board member Brell announced his resignation from the Board as Member-at-Large Position # 10 effective immediately and nominated Jeanne Berry to the Member-at-Large Position # 10. Brell also nominated Summer Oman to the Ward # 2 Position (currently open) representing Westbrook Meadows, Cascade

Village, Braeburn and Mountain Gate; Pam Sullivan (incumbent) for Ward # 5 representing Broken Top and The Reserve at Broken Top; Hans Van den Houten (incumbent) to the Member-at-Large Position # 9; and Jim Gattey (incumbent) to the Member-at-Large Position # 11. Jeanne Berry nominated Bob Brell for the Ward # 1 Position (vacated by Bill Padgham) representing Sunrise Village and Bachelor View Road.

Sullivan asked for any other nominations and pointed out that Board positions for Ward # 3 representing Mt. Bachelor Village & Touchmark, Ward # 4 representing First on the Hill, West Ridge, Sagewood and The Village at Southern Crossing, Ward # 6 representing The Parks and Ward # 7 representing Commercial Zones were open.

There being no additional names placed in nomination from the floor, nominations were closed. Sullivan moved the nominations of Brell-Ward # 1, Oman-Ward # 2, Sullivan-Ward # 5, Van den Houten-Member-at Large #9, Berry- Member-at-Large # 10 and Gattey-Member-at-Large # 11 be elected to the CWNA Board. The motion was seconded and passed unanimously.

There being no further business to conduct, a motion was made and seconded to close the meeting.

Prepared and submitted by Bob Brell

To the CWNA Board. The following is submitted as the October 2013 Land Use Committee Report and the same is requested to be made a part of the Minutes of the October 9, 2013 Annual General Membership & Election Meeting.

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

Land Use Development.

1. UUFCO (Unitarian Universalist Fellowship of Central Oregon) requested a Type II Conditional Use Permit (CUP) and Site Plan Application for construction of a 16,800 square foot house of worship, related parking and site improvements on a 12.44 acre parcel located at the southwest corner of the intersection of Skyliner and Skyline Ranch Roads. PZ-13-0371. This application follows a series of public meetings and applications to inform the public and immediate neighbors of UUFCO’s plan to build the proposed house of worship. On October 1, 2013 the Conditional Use Permit and Site Plan Review was Approved with several conditions. The file, PZ-13-0371, may be seen at City Hall or questions may be directed to Heidi Kennedy, Senior Planner at 541-617-4524 or hkennedy@ci.bend.or.us.

2. Demolition Landfill on Simpson Avenue. Deschutes County, owner of the former Demolition Landfill located on Simpson Avenue totaling 71.52 acres and other adjacent owners of abutting property known as T18-R12-S6 Tax Lots 2000 and 2100 (4-R Equipment and Robinson Revocable Trust) totaling 42.66 acres, and Tax Lot 109 (Bend Metro Park and Recreation District) totaling 5.61 acres propose a master plan concept to convert the properties to urban mixed uses. The project named the “Westside Framework Plan” proposes to rezone for future

development approximately 120 acres consisting of Residential (25.31 acres), Mixed Use (45.69 acres), Mixed Use/Commercial (7.04 acres), Mixed Use/Commercial/Industrial ((15.39 acres), Commercial (5.26 acres), Industrial (15.5 acres) and Parks (6.1 acres) On June 10,2010 a Public Meeting was held seeking comments. CWNA requested a further Public Meeting. Deschutes County's representative, Susan Ross, Property Facilities Director, agreed to this request. The first pre-application meeting was held during August 2011. Deschutes County expects 1-2 additional pre-application meetings with the City of Bend. Sewer issues loom as a major "uphill battle" in front of the rezoning request. On 10-29-11, The Bulletin published an article which stated, " Deschutes County plans to install a new gas monitoring system...to better track whether gas from decomposing materials is migrating off the landfill." The new gas sensors, required by Oregon's Department of Environmental Quality, will be installed on adjacent privately owned property at a cost of \$24,000 for the easement and will replace sensors swallowed up when decomposing areas of the landfill collapsed several years ago. "Monitors need to be installed...to gage whether landfill gas is migrating off the site and onto neighboring properties. Gas can be a problem if it drifts off the landfill because it can explode." For additional information contact Susan Ross, Deschutes County Property & Facilities Director 541-383-6713 or email susan_ross@co.deschutes.or.us

Related to this parcel, CWNA among others was notified in November 2012 and asked to support Deschutes County in their efforts to obtain EPA funding to assist in planning for Brownfields redevelopment. Brownfields are sites that may have environmental contamination that requires remediation prior to redevelopment. The City of Bend fully supports Deschutes County in their planning efforts at the former demolition landfill site on Simpson Avenue. The CWNA Board voted to also support the Deschutes County efforts to secure Brownfields EPA funding and demonstrated that support with its letter dated December 8, 2012. We learned on August 13, 2013 that Deschutes County did receive a \$400,000 grant and are in the process of working on the necessary EPA agreements before proceeding. The "bulk of the grant money will be paid to consultants hired to assess potential sites county-wide and develop a plan for cleanup."

3. Discovery Park-Northwest Crossing. West Bend Property held an Open House/Public Meeting on May 20, 2013 to discuss their tentative plan for the subdivision of the Discovery Park quadrant of Northwest Crossing in the following phases: Phase 24 (29 lots), Phase 25 (25 lots), Phase 26 (19 lots), Phase 27 (8 lots), Phase 28 (35 lots), Phase 29 (20 lots) and Phase 30 (39 lots). The expected timeframe for initial development will be 2014 through 2017. The proposal is located within the Northwest Crossing Overlay Zone that is located generally south of Shevlin Park Road, north of Northwest Crossing Drive bordered by the Urban Growth Boundary on the west and Mt. Washington Drive on the east.

4. Parcel Partitioning Requested- West Side of Century Drive. Applicant: Murray Perkins/Owner: Old West Land Co, LLC has submitted two separate Limited Land Use Requests to partition property on the west side of Century Drive located southwest of Sagewood II. The first requests a 3-parcel partition of Parcel 1 & 2 of Partition Plat 2013-06 PZ-13-0375 and the second requests a 2-parcel partition of Parcel 3 of Partition Plat 2013-06 PZ-13-0374. **The files, PZ-13-0374 and PZ-13-0375, may be seen**

at City Hall or questions may be directed to Amy Barry, Associate Planner at 541-693-2114 or abarry@ci.bend.or.us.

5. Site Plan Review of a new driveway connecting The Athletic Club of Bend with Century Drive. On September 20, 2013, The Athletic Club of Bend submitted an application for a Type II Site Plan Review of a proposed driveway access to Century Drive for the Athletic Club of Bend. PZ-13-0528. The site is located on the east side of Century Drive approximately 350 feet southwest of the Mt. Washington Drive/Reed Market Road roundabout. The subject property is identified on Assessor's Map 18-12-6CD as tax lot 300. Comments must be submitted in writing directed toward the applicable criteria that apply in the Bend Development Code and sent to Bend Planning Division, 710 NW Wall Street, Bend, OR 97701 no later than October 9, 2013. Questions or requests for more information may be directed to Amy Barry, Associate Planner, 541-693-2114 or abarry@bendoregon.gov

Related to this new application, on June 16, 2010, LUBA affirmed the City of Bend's ruling and upheld the City's hearings officer's decision that denied petitioner's application for site plan approval for a new driveway onto Century Drive, a city arterial street. The Applicant was entitled to judicial review of LUBA's order. The Applicant appealed LUBA's ruling to Oregon's Court of Appeals. On November 24, the Appeals Court remanded the ruling back to LUBA over-turning LUBA's ruling. On February 2, 2011, LUBA issued a Final Opinion and Order; the Final Order remanded the decision to the Hearings Officer for further consideration consistent with the Court of Appeals decision and the LUBA decision on remand. The Applicant had the option to re-apply under the COB Development Code in place prior to the present Development Code.

6. Tetherow-Crescent Development. BTCA (Broken Top Community Assn) reports development has commenced on its western property line towards Tetherow. This development was formerly known as the Cascade Highlands, and is now known as the Crescent. The new owner of the Crescent is VRE Development; they plan to build 119 total homes over the next several years . Currently there are 42 completed lots (1/2 acre single family homes) off Hosmer, and VRE is now adding 10 additional lots at the end of Broken Top Drive to total 52. Prior utility easement agreements allow VRE to connect sewer and water into the city utilities at the end of Broken Top Drive (BTD). Taylor NW (contractor) will start this work on 9/23; the emergency access gate will be removed, and then re-installed when the utility connections are complete. There will be a narrow paved road from Hosmer towards BTD which is required by the city to maintain the city sewer lines. Hosmer starts at Metolius and will be paved all the way through to Skyline Ranch Road. Eventually this private road will be gated at both ends and will run all the way to the Reserve at Broken Top. The additional 67 lots to the north will be developed based upon future demand. These lots are directly behind Fall Creek and hole # 14.

Development Code, Bend City Code and Bend City Charter. The Bend City Code, Development Code and City Charter are now available online in new, optimized versions for both computer and mobile devices. New functionality includes advanced search features, bookmarking and printing options. The new Codes are available at

bendoregon.gov under the Online Services and I Want To menus at the top of the page. They can also be accessed directly at www.codepublishing.com/OR/bend?

8. OSU-Cascades (Oregon State University-Cascades). CWNA just sent to you on September 26th a CWNA News piece on OSU-Cascades. To add to that, a well organized effort is underway to develop those issues and concerns important to property owners on the southwest side of Bend. You will be hearing more on this soon. Additionally, we have learned the City has been awarded a substantial grant from the State of Oregon (reportedly upwards of \$500,000) to fund an integrated Transportation and Land Use Plan study for central and west Bend. The study would pinpoint ideal roadway improvements and places to target more pedestrian and bike traffic according to Nick Arnis, Bend's Transportation Engineering Manager.

Bob Brell
CWNA, Land Use Head