

CWNA Board Meeting Minutes
Wednesday, March 11, 2015
Board Room @ Broken Top Clubhouse

The CWNA Board meeting was held on Wednesday, March 11, 2015 at the Board Room at Broken Top Clubhouse. Board Co-Chair, Pam Sullivan, called the meeting to order at 7:06pm. Seven (7) board members were present, therefore establishing a quorum (minimum of four (4) members required).

Board Members Present: **Pam Sullivan**, Co-Chair, NART
 Summer Oman, Secretary
 Jeannie Berry, Treasurer
 Jane Raleigh
 Glen Grochowski, BPRD Liaison
 Tracy Fox
 Chad Sage

Board Coordinators Present: None

Committee Heads Present: **Tina Burnside**, Noxious Weeds

Other CWNA Members: Six (6) members were present

Board Meeting Minute Acronyms

BPRD – Bend Parks and Recreation District
BDC – Bend Development Code
CEAC – Campus Expansion Advisory Committee
CMSTF – 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
TSAC – City of Bend Traffic Safety Advisory Committee

Approval of Minutes

The Board received and reviewed the minutes from the CWNA November 12, 2014 Board Meeting.

A motion was made by Jeanne Berry, seconded and carried unanimously to approve the CWNA Membership & Election Meeting Minutes from October 8, 2014, as prepared by Summer Oman.

Committee Reports

1. **Membership** – Committee Head, position open. Bob Brell reported that CWNA as of November 10, 2014 is currently comprised of 716 members from 416 households.
2. **TSAC** - TSAC Representative, Jeanne Berry, updated the board on the progress of the Transportation Growth Management Committee. There are 22 people on the committee and Kittleson & Associates, Inc. was hired to serve as mediator. The goals of the group are to maintain neighborhoods and livability, to address transit and parking needs, and to consider funding as well as the Urban Growth Boundary. A public meeting will be held on March 18th at the Bend Parks and Recreation District building.
3. **Land Use** - Committee Head, Bob Brell was not present, but sent in his report which is attached. (Exhibit A)
4. **Website/Membership Data Base** – Committee Head, Julie Austin, not present, no report given.
5. **Noxious Weed Eradication** - Committee Head, Tina Burnside, suggested that we not spend our efforts participating in the “Let’s Pull Together” even this year, but rather to organize individual community weed pulls. She will pull together weed information and problem areas for communities to address.
6. **Finance** - Treasurer, Jeanne Berry reported that we received a budget of \$2,200 from the COB this year and \$2,189 had been spent to date with no additional expenditures expected.
7. **NART** - CWNA Representative, Pam Sullivan, reported that Bob Brell has been speaking with them regarding the efficiency of the meetings and while we are working with NART, there are still unresolved issues that need to be addressed in order for the meetings to be worthwhile to attend.
8. **BMPRD CWNA Liaison**, Glen Grochowski, reported that the Alpine Park Trail Head project is completed. No progress has been made on the Haul Road Trail improvements. Simpson Pavilion expected to be complete in Fall of 2015 and the Colorado Dam Safe Passage Project will see the river flowing again and opening for

floaters early this summer. To see time-lapse videos and live views of the work happening, visit www.EyeOnBend.com

9. **Member E-Communications** – Tracy Fox reported that she has been working with Bob Brell to update newsletters, which will be sent as PDF's through gmail. Bob will continue to send periodical information and articles that affect/interest our neighborhood.

New Business

1. **Open board member positions** (All) – The Commercial Zone Ward #7, and Member-at-Large Positions #8, 9 and 11 all remain open. Jeanne Berry moved to nominate Chad Sage to the Board Member-at-Large Position #8. The motion was seconded and unanimously approved.
2. **Website & Data Base Services** (All) – Pam Sullivan moved that we approve the expenditure to Austin Design LLC of \$180 for the period of January – June 2015. The motion was seconded and carried unanimously.
3. **Deschutes River Trail Extension** (Grochowski) – Glen Grochowski served on the Community Advisory Committee (CAC). To date five (5) potential river crossing locations and twelve (12) potential trail locations have been established which are now undergoing a scoring process to narrow down one to two recommendations that the BPRD will take to the Federal Wildlife Agencies, etc. The construction cost of the bridge has been funded by a passed bond, and it is expected to be a long process to get all necessary approvals to move forward with the project. It could be as late as 2023 before a bridge is installed.

With no further business brought before the Board, a motion was made by Jeanne Berry and seconded to adjourn the meeting at 8:09pm.

Prepared and submitted by Summer Oman, Secretary.

To the CWNA Board. The following is submitted as the March 2015 Land Use Development Committee Report and the same is requested to be made a part of the minutes of the March 11, 2015 CWNA Board Meeting.

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

Land Use Development.

1. **Mt Bachelor Village Tentative Plan to build a 20 lot Residential Cluster Development.** Mt. Bachelor Village submitted two related development applications requesting 1) a Type II modification of approval to amend the Mt Bachelor Village (MBV) Planned Unit Development (PUD) Master Plan to permit Cluster Housing Developments and Cottage Housing on lot 20, an RS zoned lot within the PUD, designated as PZ 14-0819 and 2) a Tentative Plan approval of a 20 lot Residential Cluster Development, common area tracts and retaining an existing building on a separate lot, designated PZ 14-0818. Lot 20 does not have an address but is located adjacent to the intersection of Mt Bachelor Drive and Century Dr. PZ 14-0819 includes the design and development standards for Cluster Housing Developments and Cottage Housing and ensures that residential density of the overall PUD remains consistent with the RS density standards and prior approvals. On January 15, 2015 the City's Planning Division approved the application subject to several conditions of approval and duration of approval contained in the decision. The decision can be viewed from the City of Bend website. To access ePlans, go to the City of Bend website at www.bendoregon.gov. From the **ONLINE SERVICES** menu at the top of the webpage, select ePlans (Public Viewer). Then enter the file number **PZ-14-0819** in the search bar. The decision can be found in the project's **R&D-Approved Drawings** folder. The files PZ 14-0818 and PZ 14-0819 may be viewed at the City's Planning Division desk located at City Hall or questions may be directed to Heidi Kennedy, Senior Planner, 541-617-4524 or hkennedy@bendoregon.gov

2. **OSU-Cascades 10.44 acre Development Application.** Project # PZ 14-0210. On June 10 and June 11, 2014 comments from the public were heard by Ken Helm, Hearings Officer regarding the proposed Oregon State University-Cascades (Applicant) Site Plan/Design Review application for a new undergraduate university campus. The Applicant requested Site Plan Review approval for the layout of the 10.44 acre property located at 1500 SW Chandler Avenue to include its buildings and needed supporting infrastructure. The Applicant also sought Design Review approval for the Residence Hall, Dining/INTO Living & Learning Center and Academic Building. On September 2, 2014, the Hearings Officer approved the Application subject to 29 Conditions of Approval. The full Decision of the City of Bend Hearings Officer can be seen by logging on to the ePlans website at: <https://eplans.ci.bend.or.us/ProjectDox/> Username: publicviewer@bendoregon.gov and Password: public.
 Following an appeal to the Bend City Council by a local group calling itself Truth in Site (TIS) which based its appeal on four broad subject areas (master planning, parking, traffic, and misc), on September 29, 2014 Council heard the 5-hour appeal and affirmed the Applicant's two previous approvals of the OSU-Cascades Site Plan. On October 15, 2014 the Bend City Council issued a Final Decision of Approval. On November 4, 2014, Notice of Intent to Appeal was filed with the State of Oregon Land Use Board of Appeals (LUBA). Petitioners are Truth in Site Coalition, Truth in Site LLC, Scott Morgan, Marie R. Mathews, John B. Mathews and Judy Heck. The Respondent is the City of Bend. On November 12, Oregon State University-Cascades moved to intervene on the side of the Respondent. The City of Bend

originally had until November 25 (21 days) to submit a record of the documents used to reach its decision, however due to a records submission fubar, the records issue wasn't settled until February 4, 2015. On February 25, Truth in Site filed a petition for Review which the City of Bend had to respond to by February 25. Oral arguments are scheduled for April 9. LUBA will issue its opinion by April 29 unless unexpected issues surface. Typically, LUBA issues a written ruling within 84 days after the record is settled which in this case was on February 4. LUBA's decision can be appealed by either side, first to the Oregon Court of Appeals and then to the Oregon Supreme Court if necessary.

CWNA Board Position. Your CWNA Board does not have a position on the attributes of the proposed project per se. Some CWNA members continue to express the new 4-year University as a defining moment for the City of Bend and articulate the prospect of having a dynamic, four-year University as a wonderful addition to the community with economic, intellectual and cultural benefit while some members express support for the 4-Year University but not at the proposed location. With this divergence of opinion, your Board has not nor plans to take a position representing the membership.

3. **Bend Urban Growth Boundary Project.** The City of Bend has entered the next phase of its UGB expansion to chart a path for Bend's future growth. The UGB is a line on the City's General Plan map that identifies Bend's urban land. This land represents an estimated 20-year supply of land for employment, housing and other urban uses. The community has an opportunity to help shape the plan for future growth that reflects the community's values and meets state planning requirements. The City wants to collect feedback from the Community. For those who would prefer to weigh in from the comfort of home, the City of Bend is offering a fun and interactive online tool where participants can tell the City which kinds of goals are important to them, highlight examples of how they think the City can best meet those goals, and show where within the city they would like to see different kinds of housing, business and natural areas. Click on the link for the easy-to-use, online survey at www.bendoregon.gov/bendugb. Respondents can spend anywhere from two minutes to two hours on the survey, depending on level of interest and available time.
4. **Brownfield Advisory Committee.** Deschutes County is administering a \$400,000 U.S. Environmental Protection Agency Community-Wide Brownfield Assessment Grant. The fundamental purpose of the grant is to stimulate the cleanup and re-use of properties that are, or may be, affected by hazardous substances, including petroleum hydrocarbons. On September 17 and 24, public meetings were held in Bend and Redmond to discuss the grant and offer resources to eligible property owners throughout the county for Environmental Site Assessments (ESAs). Deschutes County intends to convene a BAC (Brownfield Advisory Committee) to provide input on grant administration and to assist County staff in making allocation decisions for the ESA's. Resources from the grant will fund up to 10 Phase I ESA's and six Phase 2 ESA's. Deschutes County has scoped the BAC which includes a Bend neighborhood representative; CWNA was selected from among the 13 Bend NA's and CWNA member Ron Webber has volunteered to fill the position. Other BAC members will include representatives from BPRD, COBA, COEC, COB, COR, EDCO, Housing Works, a private developer and perhaps others.
5. **Proposed Text Amendments to the Bend Development Code.** The Bend City Council held a Public Meeting on November 19, 2104 to hear proposed text amendments to Chapter 3.4. Public

Improvement Standards, Chapter 4.1. Development Review and Procedures and Chapter 4.5. Master Planning and Development Alternatives of the Bend Development Code (BDC). The amendments to Chapter 3.4 clarify requirements regarding the construction of sidewalks and curbs and update the Chapter to be consistent with other sections of the BDC and public construction requirements regarding medians. Amendments to Chapter 4.1 establish updated procedures for modifying a development approval after a decision becomes final which necessitates several amendments to the Master Planned Developments subsection in Chapter 4.5. On December 3, 2014, the City Council voted to approve the Development Code text amendments. Ordinance No. 2229 can be viewed in ePlans from the City's website. To access ePlans, go to the city of Bend website at www.bendoregon.gov. From the **ONLINE SERVICES** menu at the top of the webpage, select **ePlans (Public Viewer)**. Then enter the file number **PZ-14-0430** in the ePlans search bar. Ordinance No. 2229 is in the folder entitled R&D-Approved Drawings. The file PZ 14-0430 may be viewed at the City's Planning Division desk located at City Hall or questions may be directed to Aaron Henson, Senior Planner, 541-383-4885 or ahenson@bendoregon.gov.

6. **Bend Affordable Housing.** The City of Bend Affordable Housing Advisory Committee, appointed by the City Council, was tasked with identifying measures that would provide incentive to developers to build affordable housing in Bend. The City Council directed staff and the Planning Commission to adopt recommendations from the Committee. City staff and the Affordable Housing Advisory Committee held a work session with the Planning Commission on March 9, 2015 to present the proposal and discuss any changes the Planning Commission may direct. The public will be able to comment at a public hearing before the Planning Commission on March 23, 2015 at 5:30 pm in Council Chambers at City Hall, 710 NW Wall St. A second public hearing before the City Council will be held on April 15, 2015 after 7 pm in Council Chambers at City Hall, 710 NW Wall St.

The proposal:

- 1) Allows Cottage Housing – clusters of smaller detached homes in selected residential zones
- 2) Provides incentives for the development of affordable housing, and
- 3) Removes barriers from the development code that prevent development at urban densities and the development of affordable housing.

Specifically, the amendment to Chapter 1.2 will add new definitions relied upon for interpreting the Cottage Development Code and determining what type of development constitutes "Affordable Housing."

The amendment to Chapter 2.1 will add the provision for a density bonus to section 2.1.600, Residential Density as an incentive for developing affordable housing. A second incentive will be added to 2.1.800, Building Height to allow a building height bonus when the increase will result in additional affordable units.

The amendment to Chapter 3.3 will add an exception to the residential parking standard when affordable housing is developed within 660 feet of a transit zone. The reduced parking requirement will require one on-site parking space per dwelling unit regardless of the size of the unit.

The amendment to Chapter 3.6, Special Standards for Certain Uses will amend the existing section 3.6.200B, Accessory Dwellings, to eliminate the floor area requirement for an ADU to be more than 40% of the primary structure. A second amendment to 3.6.200C, Affordable Housing

Strategies will add density bonus and the building height bonus as affordable housing incentives. The amendment to Chapter 4.5, Master Planning and Development Alternatives will add a provision for Cottage Housing Development as a new housing type.

To access the documents available on line for this application, go to the City of Bend website (www.bendoregon.gov). From the **ONLINE SERVICES** menu at the top of the web page, select **ePlans (Public Viewer)**. Then enter the file number **PZ-15-0037** in the ePlans search bar. For help with viewing in ePlans, contact the Planning Division at 541-388-5580 and choose option 3 to reach the planner on duty.

Bob Brell
CWNA
Land Use Development Committee Head