

Mountain View Neighborhood Association

Board Meeting – June 19, 2006

6:30 pm – Real Life Christian Church

Minutes

Attendees: Jeanne Newton, Katie Ardt, Carolyn Clontz, Alan Eames, Perry Graves, Wayne Holland. Absent: Jim Mazziotti, Maxine Hanson, Deb Kraus, Max Ross. Guests: Jennifer and Todd Sprague.

I. Land Use Meeting – Application Review - Board

- The Board was joined by Chris Cochran, Steve Van Sant and Eric Souders who explained the proposed PUD at Conners and 27th, PZ06-357.
- The application proposes 75 “row houses” or town homes, 1600-1800 sq ft, 1 and 2 bedrooms; apartments or condos of 1200 sq ft. Floor plans were discussed; garage on lowest level, houses directly above, 20X49.5 footprint, 3 stories high, 40 feet high at peak of the roof; condos and townhouses will have CC&Rs for homeowners; townhouse garage area will accommodate one vehicle with parking for 2 in the driveway. Cars in the condo’s will be parked under the condo buildings in a parking garage with security style wrought iron fence surrounding it; condos will have enough garage spaces for 1.5 cars per condo; one condo will be one story high and two will be 3 stories high
- Traffic in and around the subdivision will be a serious problem, traffic at intersection is already failing, traffic study conclusion was included in application; a light will be installed at Conners and 27th.
- The development will be marketed to young professionals, people who don’t want large yards to maintain.
- A masonry wall like the one already in existence at the south east edge of Oak Tree was requested to be built to buffer the separation of the single-family homes and the subdivision’s townhouses. Parking will be allowed on one side of the 28 ft. streets.
- The streets will be private streets and the HOA will be responsible for maintenance. Fire safety concern was brought up as was the need for open space. Jeanne asked Chris to mow weeds along the Conners sidewalk because the fire hydrant is obstructed.
- As a Board we may take a position on the application and send our comments in writing, to the City by June 21. There are concerns—no written CCRs, abrupt change from RS to RH density, condos vs. apartments; traffic congestion, open space, lack of elevations to illustrate what buildings will look like; too many players and communication between them has not been well developed. Jeanne will submit the response for MVNA.

II. Approval of Minutes - Term Lengths - Jeanne

- May 22 Board Meeting Minutes – Jeanne moved, Perry second, approved.
- Determine term lengths for Katie, Perry—Katie and Perry both 1 year.
- Distribution of Contact list (corrected list to be distributed at July mtg.)

III. Weed Pull

- 15 participants; 125+ bags of weeds
- Thanks to Alan, Jim, Carolyn and Wayne, family and friends
- Recommend insect repellent in future

IV. Bite of Bend

- No one available to set up booth for Diane Ross
- Lost recruiting opportunity

V. Doyle Family – the Board received a thank you from the family on Cobble Creek for our help in publicizing their garage sale to raise funds for the family to go to YMCA Skate board Camp in California.

VI. Land Use Applications/Meeting – Jeanne

- 5/31 meeting – Sun Country; 17 lot subdivision
- 6/6 meeting – Corner Lake LLC; 15 lot subdivision
- Monticello Homes; application rec’d; 40 lots on parcel off 27th across from Nathan
- 6/15 meeting – Trinity Lutheran Church – adding temporary modular classrooms
- 6/22 meeting – David Evans; 127 unit subdivision near Pilot Butte; Jeanne will attend
- Eastside Meadows – Jeanne responded; cited need for traffic calming on Crystal Springs; lack of elevation drawings; lack of open space; dangerous crossing of Butler Mkt. to Pine Nursery Park; lack of street planting plan; Traffic Study indicates need for light at Wells Acres; lack of “good

faith” effort by the developer. Received copy of Agency comments from Heidi Kennedy:

- sewer plan cannot be approved as shown
- insufficient information for grading/drainage approval
- plan does not show existing trees; all trees outside ROW and lots shall remain
- connect Carole Lane with Deschutes Mkt. Rd. to create 4-way intersection
- connect SE cul-de-sac with Eagle Rd.

VII. Development Code Meeting – Max

- Observations from Max in writing about meeting
- Jeanne’s letter to Council on Open Space issue

VIII. Budget – current balance \$338.95

- Purchased MS Office (\$95.94) and USB card (\$49.99) for donated computer; purchased 15 trash grabbers (\$166.60) shovels (\$24.85), office supplies (\$14.19).
- City will not reimburse for a storage unit; only communication related expenses (!)
- Would like to purchase printed note cards, stamps, copy cards, decals to give out to businesses
- we need to do fundraising and have our own bank account to be a federal non-profit

IX. Presentation to Bend Council – July 5 at 7 pm

- Council asks we address issues the City Staff can help with
- Should we have a Code Enforcement Workshop with City Staff?
- Address issue of Open Space in Development Code – Jeanne’s letter to Council
- Suggest review of reimbursement guidelines for NAs; current staff will not address

X. Board Member Liaison to Committees—lets make them more active

- Membership Committee: Alan and Perry
- Communications Committee

XI. Summit High School Request

- Dr. Lynn Baker wants to establish linkages between Summit and the community
- Willing to work with NAs; introduce them at half-time home football games, free admission; use team for projects
- October 13 is the home football game with Mt View HS
- Do we want to participate?
- Alan moved that we contact Dr. Baker and participate at Summit High’s football games, Katie seconded, passed.

XI. Next Board Meeting – July 17th