

**Century West Neighborhood Association
Board Meeting Minutes
December 15, 2005**

Motion to Open the Meeting

Jack Lewis made the motion to open the meeting; motion seconded by Jason Moyer.

Board Members present: Jack Lewis, Bob Brell, Jason Moyer, Judy McKrell, Denise Gorman and Bill Padgham plus Board Coordinators, Whit Ross (Sunrise Village) and Ron Webber (Broken Top)

Board Members absent: Jane Raleigh, Jeff England

Also attending: Lee Lewis-Husk, Richard Ray, Ann Bard, Jim Darrow, Barb Greco, Robert Jamieson, Clara Lewis, Dellie Brell, Lori Goodman and Jim McKrell.

Review of the November 21, 2005 CWNA Board Meeting Minutes

Judy McKrell moved to approve as is. Bill Padgham seconded. Motion passed.

Land Use Development- Bob Brell

1. Cascade Highlands Destination Resort Status

Brell provided an update. The Applicant, Cascade Highlands L.L.C cancelled the Public Hearing scheduled for tonight, 12-15-05, because its master plan was allegedly not complete. The purpose of the Public Hearing was to review the Applicants plan proposing to develop the 706 acres into three parcels to create the legal lots necessary to facilitate a property transaction for the approved Cascade Highlands destination resort development, as contemplated in the Cascade Highlands resort CMP (Conceptual Master Plan) application. The CMP received approval from Deschutes County via a Hearings Officers Decision, file # CU-04-94, in November 2004. The County approved the FMP (Final Master Plan) on September 29, 2005, in File # M-05-2. Within the CMP application it was noted that the Applicant, Cascade Highlands L.L.C. was under contract with Arrowood Development to purchase the property and develop the Cascade Highlands resort. This partition will create the legal lots necessary for that sale. The partition will divide the resort land to be conveyed to Arrowood Development into two parcels to facilitate the transaction lending requirements. Parcel 1 (568 Acres) will include the core resort area and residential Areas 1 through 14 and 16 through 24. Parcel 2 (130 acres) follows the boundaries of Areas 15, 25 and 26. Parcel 3 (23 acres) is outside of the approved resort and will be retained by Cascade Highlands L.L.C. No specific use is proposed for Parcel 3 at this time.

2. River Canyon Estates Status

Sunrise Village (SV) representatives Joanne Richter, Jan Spitz and Jim Prehoda met with City of Bend Community Develop Division staff (Brian Shetterly, Robert Mathias, Deb Walker) to discuss River Canyon Estates building violations as they negatively impact Sunrise Village Deschutes River rim property owners. The SV team felt they were successful in getting the attention of the City Community Development Division regarding the rim lots of the River Canyon Estates project and a response that is as good as can be expected given the building frenzy in Bend. Specifically, the SV team was seeking a resolution of issues regarding DR Horton's construction activities, requirements for restoring damage to the "no disturbance areas" and clarification of several items in the "Protocol for Future Permit Issuance" intended to provide special oversight over development of Deschutes River rim. DR Horton is on notice that the CC&Rs are to be followed.

3. Draft Development Code Status

City Council met on November 30, 2005, the second planned DDC (Draft Development Code) meeting. Brell presented a copy of the DDC agenda stating it covers many issues, keying in on each item and their actions. At this time, there is still no final endpoint. Jamieson question: who is driving this? Answer: the City staff. Brell also referenced it can be found on the City's website.

4. Sagewood II Application Status

Brell explained the Sagewood II application, which would increase the amount of lots from six to twelve. Initially, CWNA was not involved, since it was an issue primarily affecting Sagewood, First-on-the-Hill and Westridge neighborhoods. After numerous calls from concerned CWNA members and the effects of traffic safety that this application would cause, Brell asked CWNA Board members to review the matter and voted to have CWNA also represent the issue. CWNA members, Bob Jamieson, Susan Hopkins, Lee Lewis-Husk and Denise Gorman took the lead in organizing objecting response letters to the City based on a poor plan dealing with local traffic safety among other things. Letters were drafted, doors were knocked on to acquire signatures, estimated at about 50 and reports were emailed to all CWNA members of Ward #4. The letters and signatures were delivered to Amy Barry, Assoc. Planner, City of Bend, on December 14. We are presently waiting on the City's response with the possibility of appealing the City's rulings if they are unfavorable. Jamieson mentioned that if the City turns down our Public Hearing request, he already plans to follow the appeal process.

Husk commended Brell for his letter representing the CWNA Board of Directors and the full CWNA membership, which included detailed information on the Development Code and safety issues. Brell concluded with mention of the problems at the Mt. Washington/Mountaineer intersection and the City's expanding road system.

5. Painted Ridge Loop Public Meeting

Brell distributed a letter previously received from David Evans and Associates regarding a Public Meeting on December 21, 2005 to discuss Painted Ridge Loop (located in Broken Top). A copy had been previously given to Ron Webber, CWNA Board Coordinator with Broken Top. The Open House was for the purpose of discussing a Conditional Use Permit to amend the Broken Top Master Plan in order to add three town home lots to the southern portion of Painted Ridge, south of Painted Ridge Loop. The applicant also proposed to widen the new section of Painted Ridge Loop from the proposed one-way section to a 22-foot wide two-way section. The Public Meeting was subsequently cancelled.

Traffic Safety- Jeff England

1. New Traffic Safety Head

Brell discussed Jeff England's role on the CWNA Board and as the Transportation & Traffic Safety Head. England indicated to Brell that he needed to resign from the CWNA Board due to the time requirements to start-up his new business. England is expected to submit his letter of resignation. Brell is looking to have his position replaced, and explained the basics of that role including a once-a-month TSAC meeting. Jason Moyer, Vice-Chair, CWNA agreed to assume the role of Transportation and Traffic Safety Head.

Brell asked for a motion for Moyer to assume the role of Transportation and Traffic Safety for CWNA. Judy McKrell motioned. Jack Lewis seconded. Motion approved.

2. Mt. Washington/Century Drive Roundabout

Nothing new to report.

3. Century Drive Speed

Brell summarized his proposal last month to ODOT, placing another speed limit sign on the northbound side of Century Drive before entering the City limits. At this time, the first speed limit sign from the Sunriver turnoff this side of Mt Bachelor is positioned just before Mammoth Drive leaving a large distance of road with no speed signage.

Webber question: Who's in charge of this road? Brell answer: ODOT.

CWNA Membership Status and Plans - Judy McKrell

McKrell gave the status of our membership, which now stands at 172 members and is constantly climbing by the week since this past summer. Brell suggested to McKrell to contact the HOAs (Home Owner Associations) within CWNA. Webber mentioned that the Broken Top Board is interested in their members to join and there are plans of having this brought up in their upcoming newsletter. Brell and McKrell were invited to join their next Broken Top HOA meeting. Ross stated the topic was brought up at the Sunrise Village HOA annual meeting. Ross has arranged for CWNA applications to be included with the next Sunrise Village newsletter to be distributed in January 2006.

According to Brell, CWNA membership growth is exceeding the typical growth of most other Neighborhood Associations. Brell He expressed how important it is to speak in numbers as neighborhood association rather than as individuals—the City takes more notice.

Residential Land-Use Study & Neighborhood Assn. Involvement- Bob Brell

Nothing occurred since the last CWNA Board meeting. Brell summarized the issue as follows: City staff began work on the Residential Land Study in 2004. The goals of the project are to update Chapter 5 of the Bend Area general Plan, Housing and Residential Lands, and ensure an adequate land supply for future housing. City staff completed Phase 1 of this project in June 2005, which was to identify all developable (2,297 vacant acres) and re-developable (926 acres) land within the City limits. Phase 2 is to determine housing needs for a 20-year horizon and thus land needed by the development and adoption of a new urban reserve area and any needed annexation. In November 2005, the City Council moved to assign the responsibility of the steering committee for this project to the Planning Commission complimented with one representative from each Neighborhood Association. The first meeting is scheduled for January 2006 and is expected to require 2 days each month for 6 months. Brell, as CWNA Land Use Head, will represent CWNA.

Neighborhood Assn. Presentations to the City Council- Bob Brell

Brell distributed the schedule for each Bend Neighborhood Association to present and review its activities to the Mayor and City Council. Copies of Mike Lovely's (Southwest Neighborhood Association Chairman) presentation were distributed. CWNA is scheduled to present on September 6, 2006.

CWNA 2006 Projects- All

Brell distributed a survey from Mountain View NA, which shows one proposed approach for receiving feedback on issues. Webber question: What is the percentage of households having email access in our area? Brell answer: One member does not have a computer; two members will not provide us their email address.

2006 CWNA Board & Membership Meeting Dates

Diane Wilcox, General Manager, Mount Bachelor Village has graciously made the Fireside Conference Room available for CWNA Board Meetings. Brell asked the CWNA Board for meeting date preferences. The consensus was the third Wednesday of each month at 7:00; for the Spring General Membership Meeting, Brell suggested May and for the Fall General Membership Meeting, October was suggested. Following this Board Meeting, the second Wednesday of each month was determined to fit Board Member schedules better and was so decided and adopted.

The January 2006 Board Meeting will be on January 11th at 7:00 pm. Brell, Raleigh, Gorman and perhaps Lewis will be absent from the January Board meeting; Moyer, CWNA Vice-Chair, will lead the Board Meeting in Brell's absence.

CWNA Functional Head Vacancies

Brell is looking for a person to serve as CWNA Communications Head.

Other Business

Brell distributed a copy of the Chairs and Officer's NA meeting agenda, which was today, explaining how the first part of the meeting includes only the NA Chairs; the second includes other City officials. Brell shared that many issues are common among the Neighborhood Association, such as growth and traffic, and that not much was uncommon.

Brell distributed a copy of the Bend Vision 2030, a Community Vision Overview, which is available on the City's website

Gorman question: When will Century West Neighborhood Association Welcome Signs be placed? Brell read a letter from September 22, 2005 stating that it's "in the works".

Brett Evert to Join the CWNA Board

Brett Evert expressed interest at last month's Board meeting, in representing Ward 7 (owner of or lease of commercial property within the CWNA) on the CWNA Board. Brell motioned to nominate Evert. Moyer seconded. Motioned passed.

Wal-Mart Meeting

Public Hearing on Wal-Mart Application was Monday, December 12, 2005. The hearing focused on the traffic and building codes as opposed to Wal-Mart's business practices. Rich Ray read aloud a copy of the meeting notes he had available:

- Karen Green, Hearing Officer did a good job running the Hearing. She said no decision has been made yet.
- Greg Hathaway, a Portland Attorney, and Perkowitz & Ruth Architects represent Wal-Mart.
- The superstore would be located at the intersection of Hwy 97 and Cooley Road (Northwest Corner).
- Structure will look like a large West Side Safeway with green-sloped roofs, timber beams, and stone - not like the normal box Wal-Mart store. Much more attractive.
- Height is 41' - 11', which is over code.
- Lighting will be about 2/3rd as bright as Lowes.
- In addition to Wal-Mart there are eight smaller perimeter lots.
- A private street separates the Wal-Mart parking lot and the other eight lots.
- Wal-Mart presented their case. They seemed willing to do whatever the City wanted.
- A representative of Lowes said the changes to Hwy 97 and Cooley road would be a positive thing for their store.
- "Our Community First" lawyer and traffic engineer began the opposition testimony. Their opposition was primarily that the traffic would go from bad to worse in the region. Additional signal lights would cause further backups. They believed the 97/20-revision plan should be finalized before the Wal-Mart application was approved.
- Several others spoke in opposition. There were no Bend citizens who spoke in favor of the Wal-Mart Application.
- This is a 120-day process; we are at about day 74. The hearings officer will take written comment until December 19th.

Ray's personal opinion is Hwy 97 is going to become like Bus. Hwy 97 with all the traffic lights and entry/exits making North Bend travel more difficult. He suspects the smaller businesses on the East side of 97 (U-Haul, the manufactured housing) will ultimately sell to developers who will put in larger name brand retail. Ultimately some sort of bypass will need to be installed.

Motion to Adjourn

McKrell motioned to adjourn. Moyer seconded. Motion passed.

Attachment: Agenda for the CWNA Board Meeting on December 15, 2005.