

**Century West Neighborhood Association  
Board Meeting Minutes  
February 8, 2006**

**Motion to Open the Meeting**

McKrell moved to open the meeting; motion seconded by Lewis. Motion passed.

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

Board Members absent: Jane Raleigh, Jason Moyer, Jeff England and Bill Pagham

Also attending: Richard Ray (Broken Top) and Sylvia Morrison (The Parks).

**Review of the January 11, 2006 CWNA Board Meeting Minutes**

Brell moved to delay approval of the January 11, 2006 Board Meeting Minutes until they could be properly reviewed by all Board Members. Brell proposed sending them out by email to the CWNA Board for review and approval. Lewis seconded the motion. Motion passed.

**Land Use Development- Bob Brell**

**1. Cascade Highlands Destination Resort Status**

Ray indicated a notice to subdivide the lots (Parcel 2) was submitted to the Deschutes County Development Department. The scheduled public hearing was delayed until further notice. Evert stated the most important part of this development is that it's done first-rate. Concerns were expressed regarding the developer's ability to secure a major hotel commitment, which is required in any Destination Resort. Development of the Resort Hotel and golf course are companion commitments along with the residential development. At this time, Cascade Highlands Destination Resort sits on Deschutes County land. CWNA is concerned with the roads leading into and out of the proposed resort and the resultant traffic and safety issues which will arise from a development of this size; the resort land per se is out of the City limits, thus not within the scope of CWNA at this time.

**2. Draft Development Code – Commercial Convenience (CC) Zone**

Brell passed out a City of Bend Agency Transmittal dated 2-7-06, which proposed, "to modify the Commercial Convenience (CC) zone language in the code to limit the size of office uses." Specifically, Bend Code 10-10.14, Section 14, Commercial Convenience Zone or CC Zone was modified to removed "Food and health food store" from permitted uses, adding "Buildings or new uses exceeding 8,000 sq ft in size unless otherwise specified" to Conditional Uses and under limitations on Uses adding the following: "Maximum Size of Uses. The maximum size for any use in the Commercial Convenience Zone shall be less than 8,000 sq ft in size, unless approved through a Conditional Use Permit process or otherwise exempted by this ordinance. Exceptions to Maximum Size: Grocery Stores, Uses located in a Convenience Commercial Zone that are located along a street classified as Principal Arterial or higher. Multi-tenant buildings or developments shall be restricted to a maximum of 8,000 sq ft per tenant, unless approved through a Conditional Use Permit process. A tenant is defined as an independent operator unrelated to other tenants within the multi-tenant building or development." Evert opined this proposal did not have to do with the current code but was related to the new proposed Development Code currently under review. Brell stated he was 98% certain this related to the current code but would confirm with Mark Rust, Associate Planner. (Brell subsequently confirmed this proposal related to the current Development Code.) This project will be going to public hearing before the Planning commission on Monday, March 13, 2006.

**3. Sagewood II Status**

Brell spoke with Amy Barry, Associate planner, to find out if the City has acted on this Application. There had been no action taken at this time; Brell was led to believe that the Application would be approved with minor changes. Evert asked for background on the issue. Brell explained the Sagewood II Application, which would increase the number of lots from six to twelve, would create a major "safety issue" (pedestrian, vehicle, bike and children) where the single Sagewood II common driveway entrance/exit spilled out onto East Campbell Road. Brell further spelled out that at that point, East Campbell Road made a major downhill turn and was across from where Elder Ridge Drive entered the same point in the road. Evert stated this matter should have been dealt with among the homeowners of Ward #4, and not CWNA. Brell stated that the homeowners of Ward #4 (Sagewood, West Ridge and First-on-the-Hill) in fact appealed/objected to the application based on the foregoing. CWNA objected/appealed only after receiving numerous phone calls from residents in CWNA, based on added traffic the Sagewood II application would put on the Century Drive/Mt. Washington Drive Roundabout, which has already been judged "failed" by the City of Bend (Public Works, Fire, Police). Additionally, Brell stated it is the business of CWNA to weigh in when the "safety of our residents, vehicles, bikes and children" are put at risk by development. Evert stated that development is the business of the developer and is not the business of others.

#### **4. Mt. Bachelor Village Public Hearing**

Brell passed out a copy of the Public Meeting Notice from Mt. Bachelor Village Corporation, which he had earlier communicated by email to all CWNA Board Members. The public meeting was to present Mt. Bachelor Village's proposal to develop lots 18 and 19 (located southwest of the Conference Center) by subdividing the two lots to construct eight zero-lot line town homes. The CWNA Board expressed no objection to Mt. Bachelor Village's proposal, however Evert did express puzzlement over how the CWNA Board could object to Sagewood II's proposal and not to Mt. Bachelor Village's proposal as both would put added traffic on the Century Drive/Mt. Washington roundabout. (The distinction is Mt. Bachelor Village has entrances and exits that bypass the roundabout in question).

#### **Traffic Safety- Moyer (absent)**

##### **1. Mt. Washington/Century Drive Roundabout Update**

Brell reported the City of Bend is reviewing options on the gridlock at Mt. Washington/Mountaineer Way intersection that is causing backup at the roundabout. An idea that Evert expressed was whether the City has right-of-way at those intersections, which could create two lanes and help the gridlock situation. Ray expressed that planting the seed to plan ahead is essential as more land in the Century Drive area becomes developed. One idea is to have developers be part of the traffic solutions. Evert felt that CWNA should take a leadership position and sponsor a long-term solution to the Century Drive/Mt. Washington traffic plan as these roads will become a major issue when traffic to and from Cascade Highlands Destination Resort kicks in.

##### **2. Century Drive Speed**

CWNA is still waiting for a speed sign from ODOT. 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.

#### **CWNA Membership Status and Plans - McKrell**

McKrell made contact with several neighborhoods and is looking for contacts within those neighborhoods. Gorman received four new memberships to add to the CWNA database. The next membership drive is planned in conjunction with to the Spring General Meeting on May 10, 2006.

#### **Residential Land-Use Study & Neighborhood Assn. Involvement- Brell**

In November 2005, the City Council moved to assign the responsibility of the steering committee for The Residential Land Use Study to the Planning Commission complimented with one representative from each Neighborhood Association. The first meeting was scheduled for January 26, 2006; CWNA's delegated representative, Jason Moyer, was unable to attend. The next meeting is scheduled for February 23, 2006.

#### **CWNA 2006 Projects Discussion - All**

CWNA continues to look for projects the Neighborhood Association can take a leadership role with. So far the only projects identified are: 1) Noxious weed eradication; 2) Road clean up; and 3) Help your neighbor.

#### **CWNA Communications Head Vacancy - All**

Brell is seeking a candidate for the position of Communications Head. The communications position is responsible for developing and communication all CWNA internal and external communications. This position would be expected to attend all CWNA Board Meetings. Anyone knowing of individuals with credentials and interest please contact Bob Brell (382-9427) or any of the CWNA Board Members. It is a non-paying position just like the rest of the Board positions.

#### **WinterFest 2006 (Feb. 10, 11, 12)**

Diane Ross is looking for volunteers to assist at the Neighborhood Association booth. Bob and Dellie Brell will help man the booth both Friday night, 2/10 and Saturday, 2/11.

#### **Bulletin Editorial (January 4, 2006)**

Brell presented a copy of the January 4, 2006 Bulletin Editorial titled "Cut Associations". The editorial denounced NAs and their purpose to include stating: 1) the program was flawed from the start because they are too large (wonder if the Editor feels the 50 states are too large to represent their constituents); 2) to serve as vehicles for public participation is redundant because neighborhood groups would form as they always have (this denies the nature of society; people will not always band together ad hoc to address issues.

Without support most people feel isolated and less informed); 3) spending “tens of thousands” on the NA’s – an inexcusable waste of money (the total annual cost for the Neighborhood Association is \$32,500 out of a City of Bend budget of \$170,000,000); and 4) how can a few hundred Neighborhood Association members represent the entire Neighborhood Association? (How can the Mayor of Bend and City Council represent the 70,000 citizens of Bend when less than 30% voted in the last election? Does the City Council represent all citizens of Bend or just those who voted in the 2004 election?) Brell expressed his frustration with the logic and conclusions of the Bulletin editorial. Brell plans to review this matter at the Neighborhood Association Board of the Boards meeting. Evert stated he is in full agreement with the Bulletin editorial.

### **CWNA Survey**

No report.

### **Other Business**

The CWNA Board regretfully accepted the resignation from Jane Raleigh, representing Ward #6 (The Parks) from the CWNA Board. CWNA thanks Raleigh for her time and energy while a Board Member; Raleigh will continue as a CWNA member.

Brell moved to accept Raleigh’s resignation. Motion seconded by McKrell. Motion passed.

Brell nominated Sylvia Morrison to represent Ward #6 (The Parks) to the CWNA Board of Directors. Motion seconded by McKrell. Motioned passed.

Brell nominated Richard Ray to represent Ward #5 (Broken Top, he Reserve, The Highlands) to the CWNA Board of Directors. Motion seconded by McKrell. Motioned passed.

### **Spring General Meeting**

Tentative plans are set for the Spring General Meeting to be held Wednesday, May10, 2006. Ross was asked to secure the Sunrise Village Clubhouse for the meeting. The date will be finalized once we secure the Sunrise Village Clubhouse.

### **Chairs and Officers Meeting**

The next meeting is planned for Thursday, Feb 16. The agenda was handed out. Brell extended the invite to all attendees.

### **Motion to Adjourn**

Gorman motioned to adjourn. McKrell seconded. Motion passed.

### **Next Meeting**

Wednesday, March 8, 2006, 7:00 pm. Board Meeting, Mt. Bachelor Village, Fireside Room

### **Future Meetings**

Second Wednesday of each month at 7:00 pm

Attachment: Agenda for the CWNA Board Meeting on February 8, 2006.